



City of Hamilton
COMMITTEE OF ADJUSTMENT
AGENDA

Meeting #: 24-17
Date: September 24, 2024
Time: 1:00 p.m.
Location: Council Chambers
Hamilton City Hall
71 Main Street West

Jamila Sheffield, Secretary Treasurer (905) 546-2424 ext. 4144
cofa@hamilton.ca

	Pages
1. Previously Tabled	
2. East Development	
2.1 1:15 p.m.A-24:189852 Upper Wentworth Street, Hamilton (Ward 7) Applicant R & R Designs – R. Khanna Owner T. Clarizio	5
2.2 1:20 p.m.A-24:19428 Starling Drive, Hamilton (Ward 7) Applicant A. Sangha Owner A. Patel	33
2.3 1:25 p.m.HM/A-23:2611865 Rymal Road East, Stoney Creek (Ward 9) Agent Masri O Architects Applicant Holida Tek in trust for 2872885 Ontario Inc. Owner Canadian Grand Development Inc. & Holida Tek in trust for 2872885 Ontario Inc.	51
2.4 1:30 p.m.A-24:1921477 Guyatt Road, Glanbrook (Ward 11) Owners D. & P. Dionisio	91
3. West Development	

3.1	1:35 p.m.A-24:19351-53 West Avenue North, Hamilton (Ward 2) *Deferred to October 8th*	113
	Agent K. Bekendam Owner 1000818630 Ontario Inc.	
3.2	1:40 p.m.A-24:195160 Hughson Street South, Hamilton (Ward 2)	137
	Agent K. Bekendam Owners 2414677 Ontario Inc. – Lankin Investments – J. Piro	
3.3	1:45 p.m.A.24.19698 Eastbourne Avenue, Hamilton (Ward 3)	177
	Owners W. Walton & M. Levasseur	
3.4	1:50 p.m.B-24:5039 Stone Church Road East, Hamilton (Ward 8)	199
	Agent A. Valeri & A. Berlingieri Owner G. Scarpetti	
3.5	1:55 p.m.B-24:52885 West 5th Street, Hamilton (Ward 8)	219
	Agent A.J. Clarke & Associates Owners A, Palios, V. & A. Palazzo	
3.6	1:55 p.m.A-24:197885 West 5th Street, Hamilton (Ward 8)	263
	Agent A.J. Clarke & Associates Owners A, Palios, V. & A. Palazzo	
3.7	2:00 p.m.A-24:80262 Springbrook Avenue, Ancaster (Ward 12)	299
	Applicant K. Shah Owner M. Ali	
3.8	2:05 p.m.A-24:19170 Seneca Drive, Ancaster (Ward 12)	321
	Applicant S. Ul islam Owner M. Hall	
3.9	2:10 p.m.FL/B-22:72394 Old Brock Road, Flamborough (Ward 13)	349
	Agent Urban in Mind – T. Glover Owner T. Kowalchuk	

3.10 2:10 p.m.FL/A-22:248394 Old Brock Road, Flamborough (Ward 13)

667

Agent Urban in Mind – T. Glover
Owner T. Kowalchuk

4. **Closed**

5. **Adjournment**



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
Minor Variance

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.:	A-24-189	SUBJECT PROPERTY:	852 Upper Wentworth St, Hamilton
ZONE:	C5 (Mixed Use Medium Density)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended 17-240

APPLICANTS: Owner: Teresa Clarizion
Applicant: Richie Khanna - R&R Designs

The following variances are requested:

1. A minimum rear yard setback of 1.78 metres shall be permitted instead of a minimum rear yard setback of 7.5 metres.
2. A maximum increase of 17.1% of the Gross Floor Area of the building existing at the date of the passing of the by-law shall be permitted instead of an increase shall not exceed a maximum of 10% Gross Floor Area of the building existing at the date of the passing of the by-law.

PURPOSE & EFFECT: So as to permit an addition within the rear yard of an existing Single Detached Dwelling.

Notes:

- i. Please note that insufficient information has been provided to determine if parking is to be proposed within the attached garage. Please note, should additional parking spaces be indicated, regulations under Section 5 of Zoning By-law 05-200 shall apply to all proposed parking spaces.
- ii. Be advised, Zoning By-Law Amendment 24-051 and 24-052 was passed on April 10, 2024. The Amendments remain Not Final and Binding and as such, both regulations under the current Hamilton Zoning By-Law 05-200 and those regulations applicable under Zoning By-Law Amendment 24-051 and 24-052 are applicable to the subject property. For the purposes of this review, an additional review has been conducted as it relates to any additional regulations

A-24-189

required under Zoning By-Law Amendment 24-051 and 24-052. Until such time that Zoning By-Law Amendment 24-051 and 24-052 are deemed Final and Binding, regulations under both the current Zoning By-Law and the Amending By-laws shall apply.

In addition to comment i) above, should parking be indicated within the proposed garage, the requirements of Section 5 under Zoning By-law amendment 24-052 shall also apply to the parking spaces, with the most restrictive requirements under Zoning By-law 05-200 and Zoning By-law amendment 24-052 being applied.

Such requirements include, but are not limited to parking space size, minimum garage elevation above grade, and electric vehicle parking for all proposed spaces not currently existing. Should parking spaces be proposed that do not meet the requirements under Section 5, additional variances may be required.

- iii. Please note, insufficient information has been provided to confirm the amount of landscaped area provided on the lot as a result of the proposed garage. Be advised, as per Section 4.35 c), a minimum area of 3.75 metres x 3.75 metres is required within a landscaped area for tree protection or planting and shall not include hard landscaping or structures. Should the proposed garage result in a reduction of landscaping in which the minimum 3.75 metres x 3.75 metres area can no longer be provided, additional variances may be required.

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, September 24, 2024
TIME:	1:15 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	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:

- 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 September 20, 2024

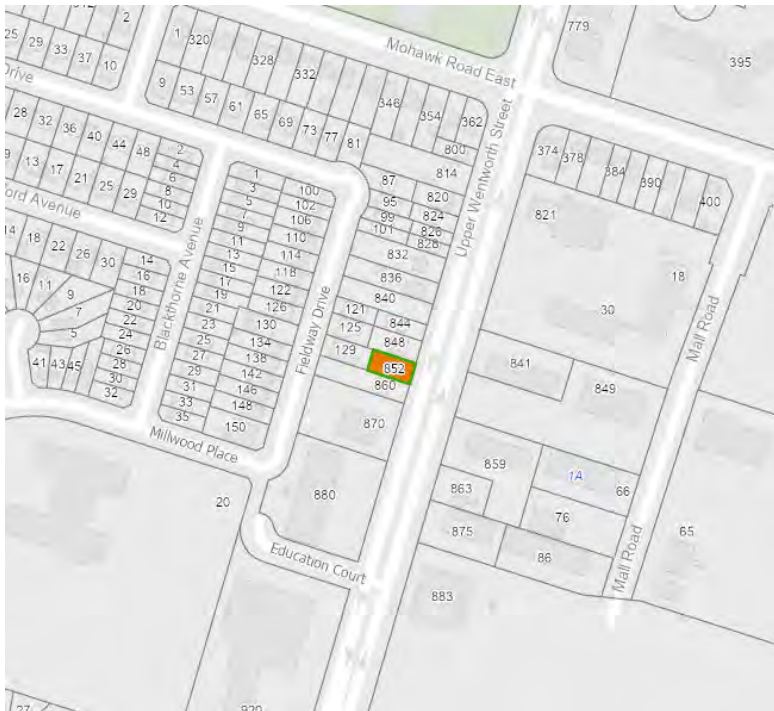
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon September 23, 2024

A-24-189

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24-189, 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 a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer 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.

**Subject Lands**

DATED: September 5, 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, and may include posting electronic versions.



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

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. 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. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

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

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

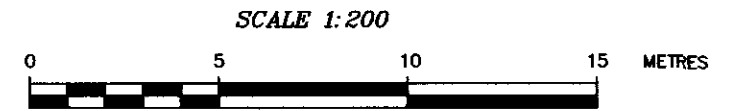
Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

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

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

SURVEYOR'S REAL PROPERTY REPORT - PART 1

PLAN OF
PART OF LOT 11
CONCESSION 6
(GEOGRAPHIC TOWNSHIP OF BARTON)
CITY OF HAMILTON



B.A. JACOBS SURVEYING LTD.
ONTARIO LAND SURVEYOR

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

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
WESTERLY LIMIT OF UPPER WENTWORTH STREET AS SHOWN ON
PLAN 62R-5049, HAVING A BEARING OF N 17°30'00" E.

LEGEND:

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
IB#	DENOTES ROUND IRON BAR
CP	DENOTES CONCRETE PIN
PB	DENOTES PLASTIC BAR
WT	DENOTES WITNESS
P1	DENOTES PLAN 62R-16929
P2	DENOTES PLAN 62R-21737
P3	DENOTES PLAN 62R-12100
P4	DENOTES PLAN 62R-5049
P5	DENOTES PLAN 62R-11054
P6	DENOTES PLAN 62R-19473
(NI)	DENOTES NOT IDENTIFIABLE
(824)	DENOTES A.T. McLAREN O.L.S.
(912)	DENOTES A.J. CLARKE O.L.S.
(1487)	DENOTES J.P. VOLKENS O.L.S.
(1629)	DENOTES B.A. JACOBS O.L.S.

**SURVEYOR'S REAL PROPERTY REPORT
PART 2 - REPORT SUMMARY**

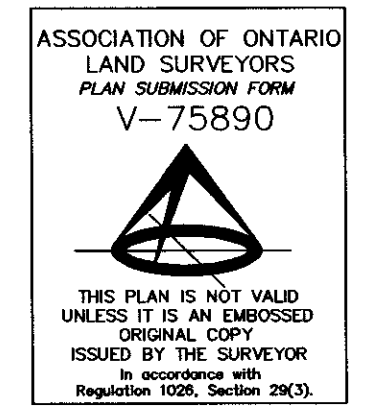
DESCRIPTION OF LAND BEING PART OF LOT 11, CONCESSION 6, TOWNSHIP OF BARTON KNOWN AS MUNICIPAL No. 852 UPPER WENTWORTH STREET, CITY OF HAMILTON
REGISTERED EASEMENTS AND/OR RIGHTS OF WAY THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOUR OF THE CITY OF HAMILTON AS IN INSTRUMENT No. L7449876.
BOUNDARY FEATURES NOTE LOCATION OF THE FENCES AS THEY RELATE TO THE BOUNDARIES OF THE SUBJECT PROPERTY.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS NOT CERTIFIED BY THIS REPORT

UPPER WENTWORTH STREET

(ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 10 AND 11, P.I.N. 16977-0046 (LT))
(REGIONAL ROAD No. 167, BY BY-LAW No. R-77-78, INSTRUMENT No. 6352700)

EXPROPRIATION PLAN 152184CD

WENTWORTH CONDOMINIUM PLAN No. 220



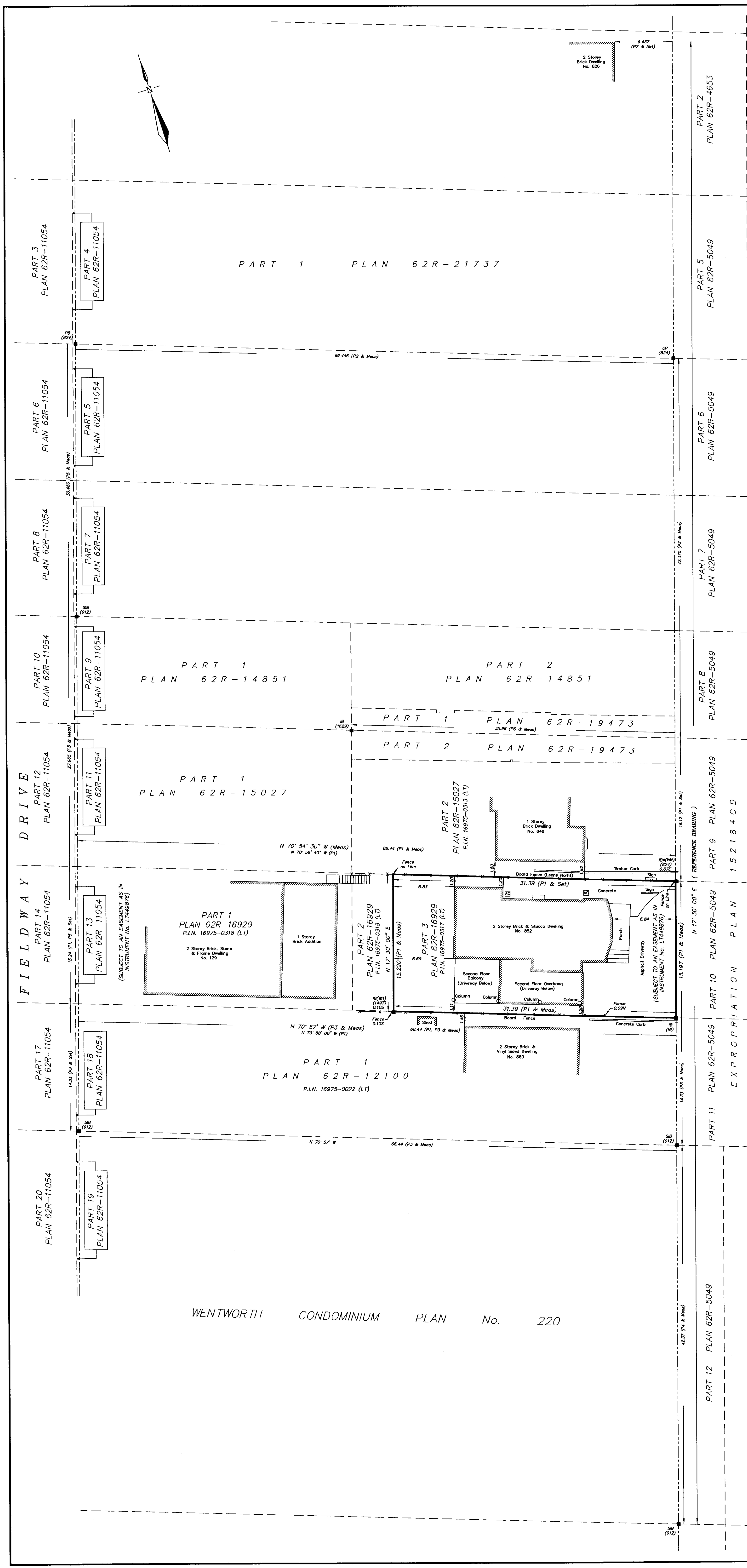
THIS REPORT WAS PREPARED FOR TERESA CLARIZO

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON APRIL 30, 2024.

APRIL 30, 2024. DATE
BRYAN JACOBS
ONTARIO LAND SURVEYOR

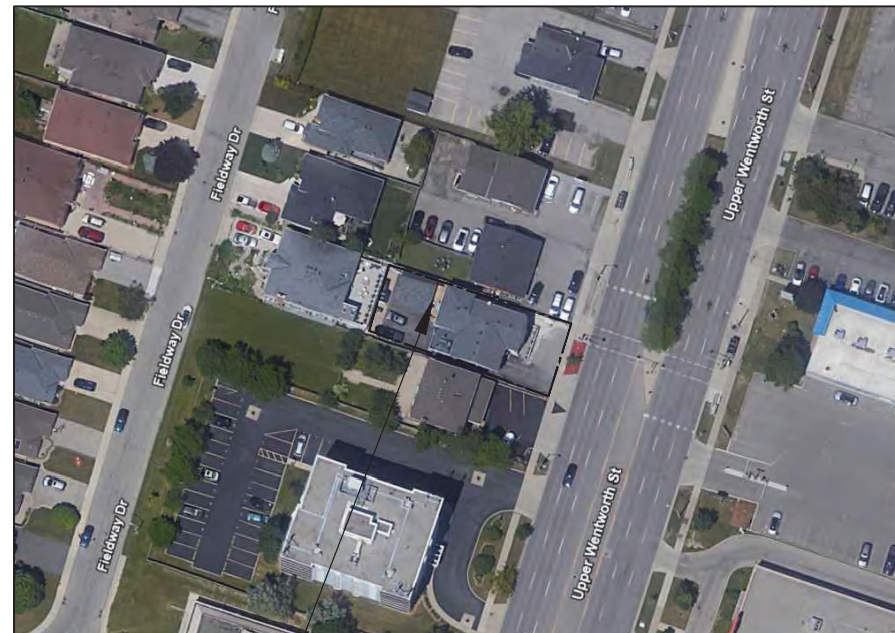
B.A. JACOBS SURVEYING LTD.
152 JACKSON STREET EAST, SUITE 102
HAMILTON, ONTARIO (L8N 1J5)
PHONE 905-521-1535 bjacobs@rogers.com



852 UPPER WENWORTH ST,
HAMILTON, ON L9A 4W4



EXISTING BUILDING IMAGE



AREA OF WORK

KEY MAP



ARCHITECTURAL



Robert Taunton P.Eng.
roberttaunton@hotmail.com

STRUCTURAL

CONSULTANTS

1. ONLY PROPOSED ACCESSORY BUILDING - ATTACHED GARAGE
(Existing Residential Building to Remain. Not in scope of work)

SCOPE OF WORK

TITLE/SITE

ARCHITECTURAL

REVISIONS

- A0.01 COVER PAGE
- A0.02 GENERAL NOTES
- SP.01 EXISTING SITE PLAN
- SP.02 PROPOSED SITE PLAN
- A1.01 PROPOSED GARAGE FLOOR PLAN
- A1.02 PROPOSED GARAGE ROOF PLAN
- A2.01 PROPOSED GARAGE ELEVATIONS
- A2.02 PROPOSED GARAGE SECTION

STRUCTURAL

- S1.01 PROPOSED GARAGE FOUNDATION PLAN



R&R Designs Inc.
92 Stapleton Ave, Hamilton, ON, L8H 3N6
(905) 547 8668
Richie Khanna | richie@r-rdesigns.net
www.r-rdesigns.net



NO.	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2	2024-08-06	ISSUED FOR MINOR VARIANCE	BP
1	2024-06-14	ISSUED FOR PERMIT	BP

REVISIONS	
PROJECT ADDRESS	852 UPPER WENTWORTH, HAMILTON, ON L9A 4W4.
SCALE	AS NOTED
DATE	2024-05-06
PAGE TITLE	COVER PAGE
PROJECT NO. 2024-RR02	DRAWING NO. A0.01
DRAWN BY BP	
REVIEWED BY RK	

SHEET INDEX

GENERAL STRUCTURAL NOTES:

1. ONTARIO BUILDING CODE, LATEST EDITION, SHALL BE THE BASIS FOR CONSTRUCTION AND DESIGN WORK ON THIS PROJECT.
2. THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL CONDITIONS AND MEASUREMENTS AT THE SITE.
3. OCCUPATIONAL HEALTH AND SAFETY REGULATIONS FOR CONSTRUCTION PROJECTS IN ONTARIO, LATEST EDITION, SHALL GOVERN DESIGN AND CONSTRUCTION WORK ON THIS PROJECT.
4. CONTRACTOR SHALL CONTACT THE CONSULTANT FOR AN INSPECTION OF STEEL REINFORCEMENT PRIOR TO POURING THE CONCRETE.
5. COMPACTION OF GRANULAR MATERIAL SHALL BE TESTED BY PERSONNEL OF A GEOTECHNICAL COMPANY AND THE RESULTS SENT TO THE CONSULTANT.

FOUNDATIONS:

1. GRANULAR 'A' FILL MATERIAL FOR SLABS AND UNDISTURBED SOIL OR COMPACTED FILL MATERIAL CAPABLE OF SUSTAINING A MINIMUM ALLOWABLE BEARING CAPACITY OF 2,000 PSF.
2. PROVIDE 10" MINIMUM COMPACTED TOP LAYER OF GRANULAR "A" MATERIAL UNDER THE SLAB AREA.
3. IF SLAB OR FOUNDATION ARE PLACED ON BACKFILLED MATERIAL; COMPACT THE MATERIAL TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY IN 8" THICK LAYERS (MAX).
4. ALL STRIP FOOTINGS SHALL BE A MINIMUM OF 16" WIDE AND 8" DEEP WITH TWO 15M LONGITUDINAL BARS. THE UNDERSIDE OF FOOTING SHALL BE A MINIMUM OF 4' BELOW GRADE (IN SOUTHERN ONTARIO).

CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF CSA-CAN-A23.1 AND A23.3., LATEST EDITION. (OBC 9.3.1.4.)
2. CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH AFTER 28 DAYS OF 4650 psi (32MPa)
3. REINFORCEMENT STEEL SHALL BE DEFORMED BARS CONFORMING TO CSA-G30.1 2, HAVING A MINIMUM YIELD STRENGTH OF 58psi (400MPa).
4. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE 1.5" U.N.O. WHEN EXPOSED TO WEATHER THE MINIMUM COVER IS 2". WHEN EXPOSED TO SOIL, THE MINIMUM COVER IS 3".
5. CONTRACTOR TO PROVIDE THE NECESSARY MEANS TO SUPPORT AND KEEP STEEL

REINFORCEMENT IN HE INDICATED POSITIONS DURING WORKING OPERATIONS AND PLACING CONCRETE

6. CONCRETE SLABS TO HAVE A STEEL TROWEL FINISH, U.N.O.
7. CONCRETE SLAB SEALER SHALL BE "SIKAFLOOR S3" OR EQUIVALENT.

ANCHOR RODS:

1. ALL ANCHOR RODS SHALL BE G40.21M 50W WITH MINIMUM TENSILE STRENGTH - 65KSI (450MPA).
2. ALL ANCHOR RODS OR DOWELS TO EXISTING CONCRETE SHALL BE HILTI HIT HY200 MAX ADHESIVE ANCHORS UNLESS NOTED OTHERWISE. STRENGTH OF MATERIAL AND INSTALLATION METHOD SHALL CONFORM TO MANUFACTURER'S SPECIFICATION.
3. ALL ADHESIVE ANCHOR RODS SHALL BE HILTI HAS-E THREADED ROD OR EQUIVALENT THREADED ROD TO BE APPROVED BY CONSULTANT.
4. ALL ANCHOR RODS SHALL BE COMPLETE WITH HEAVY HEXAGON NUTS PLUS PLATE WASHER. ANCHOR PLATES SHALL CONFORM TO CSA G40.21M - 44W.
5. WELDING TO SECURE ANCHOR PLATE TO ANCHOR ROD(S) SHALL CONFORM TO CSA W47.1, W48.1 AND W59 USING LOW HYDROGEN ELECTRODES AND SHALL BE UNDERTAKEN ONLY BY WELDERS HOLDING CERTIFICATION FOR THE PROCESS, POSITION AND CLASS OF ELECTRODES INVOLVED.
6. ANCHOR ROD PROJECTIONS AND ANCHOR ROD THREADS SHALL BE SUFFICIENT TO SECURE BOTTOM PLATE OF WALL OR COLUMN BASE PLATE
7. ANCHOR ROD PLACEMENT TOLERANCES PER CSA A23.1 CLAUSE 6.7, UNLESS OTHERWISE NOTED ON CONTRACT DRAWINGS.

WOOD:

1. ENGINEERING DESIGN IN WOOD SHALL COMPLY WITH CAN/CSA-086-01, INCLUDING SUPPLEMENT CAN/CSA-086S1-05.
2. ALL LUMBER SHALL BE SPRUCE-PINE-FIR NO.1.
3. MAX. MOISTURE CONTENT SHALL BE 19% AT TIME OF INSTALLATION.
4. JOISTS TO HAVE MIN. 38MM BEARING.
5. FASTENERS SHOULD PENETRATE MIN. 50% OF THE LAST MEMBER OR NOT LESS THAN 89MM LONG, WHICH EVER IS GREATER.
6. NAILS ARE TO CONFORM TO CSA B111/P.9-88.
7. SCREWS MUST CONFORM TO ANSI/ASME N18.6-1-1981 FOR WOOD SCREWS (INCH SERIES)
8. 5/8" DIA. BY 10" LONG WITH 6" EMBEDMENT BOTTOM

SILL GALVANIZED ANCHORS WITH NUTS AND WASHERS AT MAX. 6' ON CENTER AND AT CORNERS AND WALL ENDS.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE CAN/CSA STANDARD S16-09 "LIMIT STATES DESIGN OF STEEL STRUCTURES".
2. STEEL SHALL CONFORM TO CAN/CSA STANDARD G40.20 - "GENERAL REQUIREMENTS FOR ROLLED OR WELDED STRUCTURAL QUALITY STEEL" AND TO CAN/CSA STANDARD G40.21 - "STRUCTURAL QUALITY STEELS" TO THE FOLLOWING GRADES:
 - HOT ROLLED SHAPES - 44W (300MPA), EXCEPT TO WIDE FLANGE SHAPES WHICH WILL CONFORM TO G20.21M - 50W (350MPA)
 - PLATES NOT GREATER THAN 1 1/2" (38MM) THICKNESS - 50W (350MPA)
 - COLD FORMED STEEL - ASTM A 653/A 653M GRADE 50W (350MPA)
 - HSS (CLASS H) - 50W (350MPA) IF 6" (152MM) OR GREATER
 - HSS (CLASS C) - 50W (350MPA) IF LESS THAN 6" (152MM)
 - ANCHOR BOLTS - 50W (350MPA)
3. ALL METAL-ARC WELDING SHALL BE IN ACCORDANCE WITH CSA STANDARD W59 LATEST REVISION "WELDED STEEL CONSTRUCTION (METAL - ARC WELDING)" & SHALL BE UNDERTAKEN ONLY BY WELDERS HOLDING A VALID CERTIFICATION (QUALIFIED TO CSA W47.1) FOR THE PROCESS POSITION AND CLASS OF ELECTRODES INVOLVED.
4. ALL ELECTRODES SHALL BE LOW HYDROGEN E70XX CONFORMING TO CSA W48.
5. ALL WELDS SHALL BE CONTINUOUS UNLESS NOTED OTHERWISE.
6. MINIMUM SIZE OF FILLET WELDS TO BE 1/4" (6MM) OR AS REQUIRED BY MATERIAL THICKNESS OR PARTS JOINED, UNLESS NOTED OTHERWISE.
7. ALL BOLTED FASTENERS SHALL BE ASTM A325 STRUCTURAL BOLTS COMPLETE WITH HARDENED WASHERS AND HEAVY HEX NUTS UNLESS NOTED OTHERWISE.
8. HSS ENDS SHALL BE CLOSED WITH 3/16" (5MM) THICK CAP PLATE UNLESS NOTED OTHERWISE. PLATE TO BE SEAL WELDED TO HSS.

LINTEL SIZE	MAX. SPAN
2- 2"x12"	8'-1"

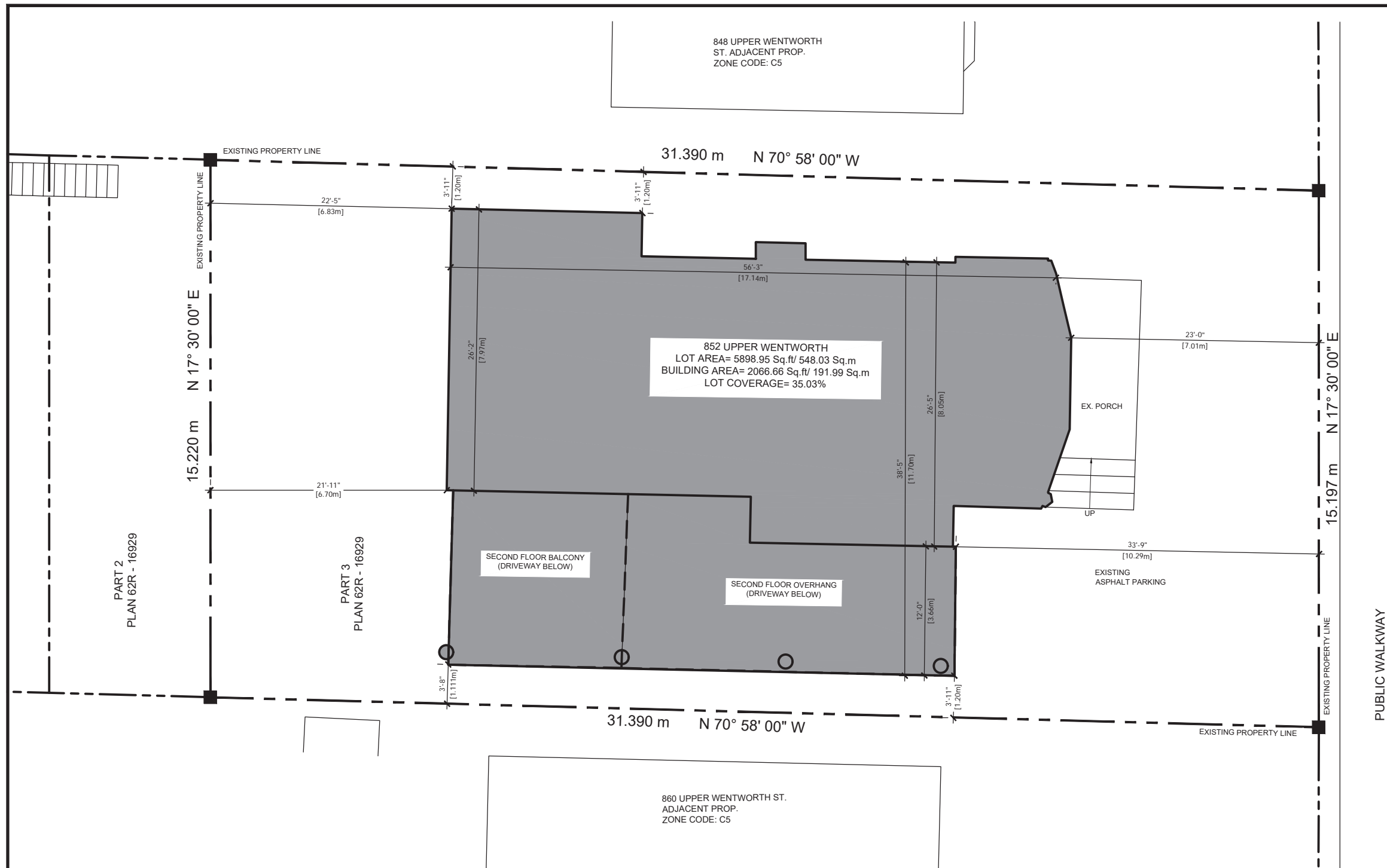


R&R Designs Inc.
 92 Stapleton Ave, Hamilton, ON, L8H 3N6
 (905) 547 8668
 Richie Khanna | richie@r-rdesigns.net
 www.r-rdesigns.net



NO.	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2	2024-08-06	ISSUED FOR MINOR VARIANCE	BP
1	2024-06-14	ISSUED FOR PERMIT	BP

REVISIONS	
PROJECT ADDRESS	852 UPPER WENTWORTH, HAMILTON, ON L9A 4W4.
SCALE	AS NOTED
DATE	2024-05-06
PAGE TITLE	GENERAL NOTES
PROJECT NO. 2024-RR02	DRAWING NO. A0.02
DRAWN BY BP	
REVIEWED BY RK	2 OF 9



PUBLIC WALKWAY

UPPER WENTWORTH ST.

848 UPPER WENTWORTH ST. ADJACENT PROP. ZONE CODE: C5

860 UPPER WENTWORTH ST. ADJACENT PROP. ZONE CODE: C5

852 UPPER WENTWORTH
 LOT AREA= 5898.95 Sq.ft/ 548.03 Sq.m
 BUILDING AREA= 2066.66 Sq.ft/ 191.99 Sq.m
 LOT COVERAGE= 35.03%

SECOND FLOOR BALCONY
 (DRIVEWAY BELOW)

SECOND FLOOR OVERHANG
 (DRIVEWAY BELOW)

EX. PORCH

UP

EXISTING ASPHALT PARKING

1 EXISTING SITE PLAN

Scale: 3/32" = 1'-0"

EXISTING SITE STATISTICS	
SITE AREA	0.12 Acre (5136.47 Sq.ft) (477.2 Sq.m)
FRONTAGE	49'-10" (15.197 m)
DEPTH	103'-0" (31.39 m)
ZONING CODE & DESCRIPTION	C5- MIXED USE MEDIUM DENSITY
WARD	7

	EXISTING BUILDING STATISTICS	
	REQUIRED	EXISTING
FRONT SETBACK	(MIN) 3.0 m, (MAX) 4.5 m	± 23'-0" (7.01 m)
REAR SETBACK	7.5 m	± 21'-11" (6.70 m)
NORTH SIDE SETBACK	(7.5 m Abutting a Residential/ Institutional Zone)	± 3'-11" (1.20 m)
SOUTH SIDE SETBACK		± 3'-8" (1.11 m)
TOTAL BUILDING WIDTH	N/A	± 38'-5" (11.70 m)
TOTAL BUILDING DEPTH	N/A	± 56'-3" (17.14 m)
BUILDING HEIGHT	(MIN) 7.5 m, (MAX) 22.0 m	-

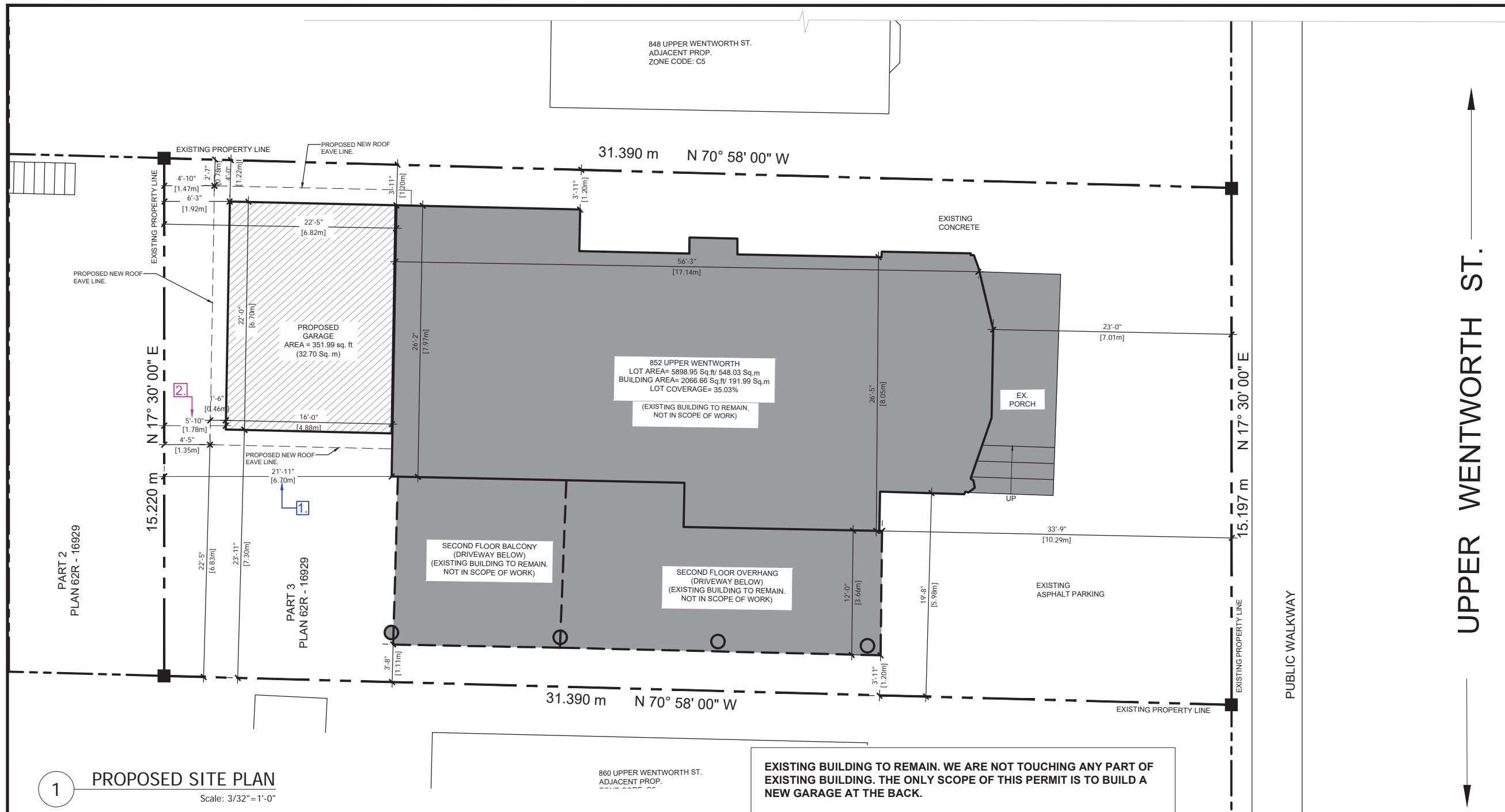


R&R Designs Inc.
 92 Stapleton Ave, Hamilton, ON, L8H 3N6
 (905) 547 8668
 Richie Khanna | richie@r-rdesigns.net
 www.r-rdesigns.net



NO.	DATE	DESCRIPTION	BY
2	2024-08-06	ISSUED FOR MINOR VARIANCE	BP
1	2024-06-14	ISSUED FOR PERMIT	BP

PROJECT ADDRESS	852 UPPER WENTWORTH, HAMILTON, ON L9A 4W4.	
SCALE	AS NOTED	
DATE	2024-05-06	
PAGE TITLE	PROPOSED SITE PLAN	
PROJECT NO.	DRAWING NO.	
2024-RR02	SP.01	
DRAWN BY BP	REVIEWED BY RK	
		3 OF 9



R&R Designs Inc.
 92 Stapleton Ave, Hamilton, ON, L8H 3N6
 (905) 547 8668
 Richie Khanna | richie@r-rdesigns.net
 www.r-rdesigns.net



1 PROPOSED SITE PLAN
 Scale: 3/32" = 1'-0"

EXISTING BUILDING TO REMAIN. WE ARE NOT TOUCHING ANY PART OF EXISTING BUILDING. THE ONLY SCOPE OF THIS PERMIT IS TO BUILD A NEW GARAGE AT THE BACK.

EXISTING SITE STATISTICS	
SITE AREA	0.12 Acre (5136.47 Sq.ft) (477.2 Sq.m)
FRONTAGE	49'-10" (15.197 m)
DEPTH	103'-0" (31.39 m)
ZONING CODE & DESCRIPTION	C5- MIXED USE MEDIUM DENSITY
WARD	7

	EXISTING BUILDING STATISTICS	
	REQUIRED	EXISTING
FRONT SETBACK	(MIN) 3.0 m, (MAX) 4.5 m	EXISTING TO REMAIN AS IS.
REAR SETBACK	7.5 m	EXISTING TO REMAIN AS IS.
NORTH SIDE SETBACK	(7.5 m Abutting a Residential/ Institutional Zone)	EXISTING TO REMAIN AS IS.
SOUTH SIDE SETBACK		EXISTING TO REMAIN AS IS.
TOTAL BUILDING WIDTH	N/A	EXISTING TO REMAIN AS IS.
TOTAL BUILDING DEPTH	N/A	EXISTING TO REMAIN AS IS.
BUILDING HEIGHT	(MIN) 7.5 m, (MAX) 22.0 m	-

PROPOSED ACCESSORY STRUCTURE STATISTICS (HAMILTON BY-LAW 4.8.1.1)		
	REQUIRED FOR MORE THAN 18 SQ.M	PROPOSED
FRONT SETBACK	N/A	-
REAR SETBACK	(MIN.) 7.5 m	± 5'-10" (1.78 m)
NORTH SIDE SETBACK	(MIN.) 1.2 m	± 3'-11" (1.20 m)
SOUTH SIDE SETBACK		± 23'-11" (7.30 m)
BUILDING WIDTH	N/A	± 16'-0" (4.88 m)
BUILDING DEPTH	N/A	± 22'-0" (6.70 m)
ACCESSORY STRUCTURE HEIGHT	(MAX) 4.5 m	± 3.0 m
GFA	(MAX) 45 sq.m/ 7.5% OF LOT COVERAGE	6.8%

LIST OF VARIANCES:

EXISTING BUILDING FOOTPRINTS REMAIN. SETBACKS ARE EXISTING FROM THE TIME BUILDING WAS BUILT. BELOW ARE THE REQUESTED VARIANCE FOR EXISTING BUILDINGS.

1 THE REQUIRED REAR SETBACK IS 7.5M, WHEREAS THE EXISTING SETBACK FROM THE EXISTING DWELLING IS 6.70M. (EX. TO REMAIN)

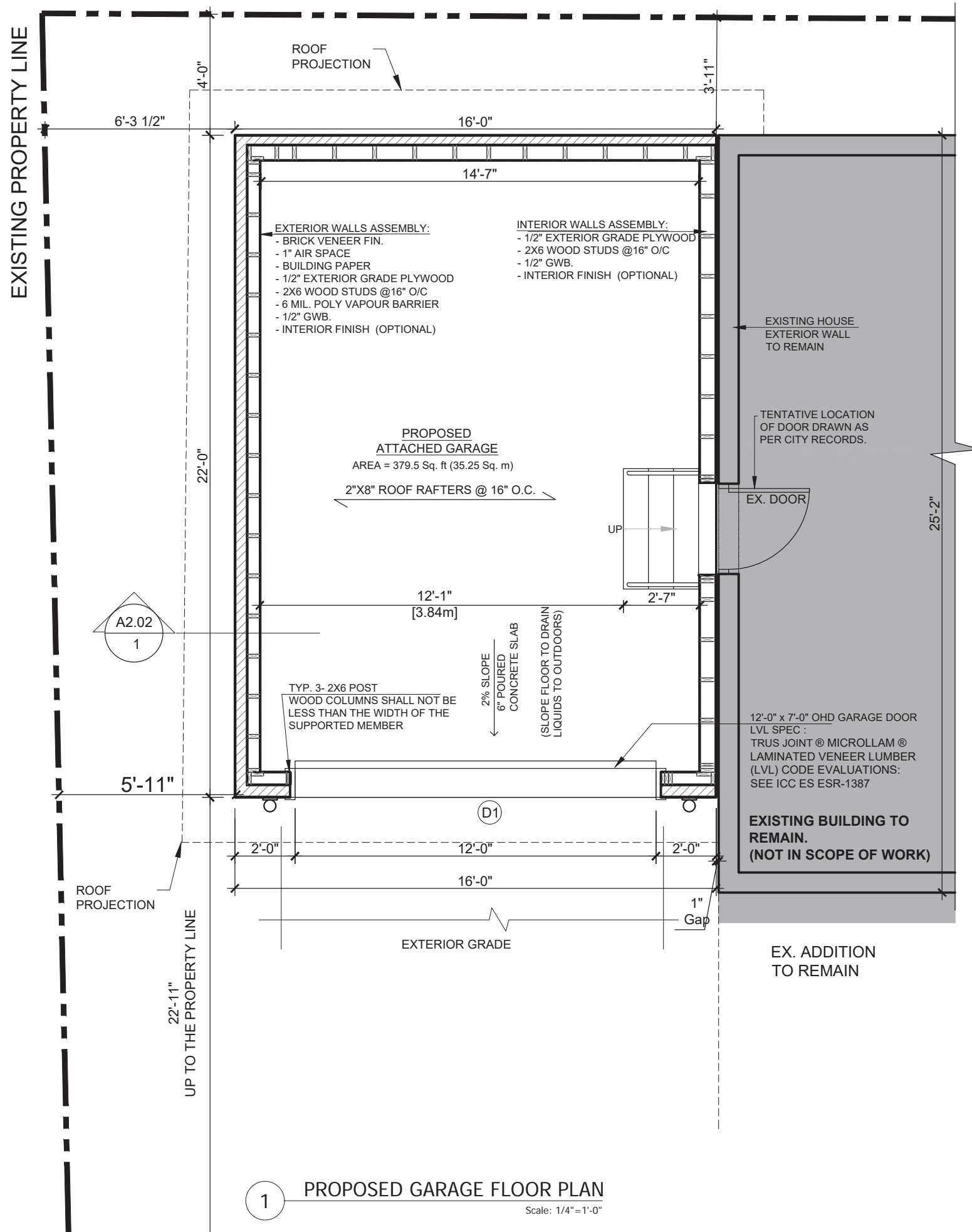
BELOW ARE THE PROPOSED REQUESTED VARIANCE:

2 REQUIRED REAR SETBACK FROM THE PROPERTY LINE TO THE NEW GARAGE SHED IS 7.5m, HOWEVER THE PROPOSED IS 1.78m. REQUESTING A VARIANCE FOR NOT BEING ABLE TO COMPLY WITH THE SETBACK.

- NOTE:**
- Where a vehicular entrance to an accessory building faces a street line, the vehicular entrance shall have setback a minimum of 6.0 m from the street line.
 - As per zoning by-law section 4.8(h) (Accessory Buildings in All Zones), an eave or gutter of any Accessory Building may encroach into any required yard to a max. of 0.45 m.

NO.	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2	2024-08-06	ISSUED FOR MINOR VARIANCE	BP
1	2024-06-14	ISSUED FOR PERMIT	BP

REVISIONS	
PROJECT ADDRESS	852 UPPER WENTWORTH, HAMILTON, ON L9A 4W4.
SCALE	AS NOTED
DATE	2024-05-06
PAGE TITLE	PROPOSED SITE PLAN
PROJECT NO.	DRAWING NO.
2024-RR02	SP.02
DRAWN BY BP	
REVIEWED BY RK	



NOTE:

- CONTRACTOR TO VERIFY THE DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER RIGHT AWAY.
- PATCH REPAIR AND CLEAR THE AREA AFFECTED BY SCOPE OF WORK.

LEGEND:

	EXISTING STRUCTURE TO REMAIN.
	PROPOSED NEW WALL FOR GARAGE EXTENSION.

DOOR SCHEDULE						
NO.	LOCATION	DIMENSIONS			FIRE RATING	QUANTITY
		WIDTH	HEIGHT	THICKNESS		
1	GARAGE DOOR	12'-0"	7'-0"	AS REQUIRED	N/A	1



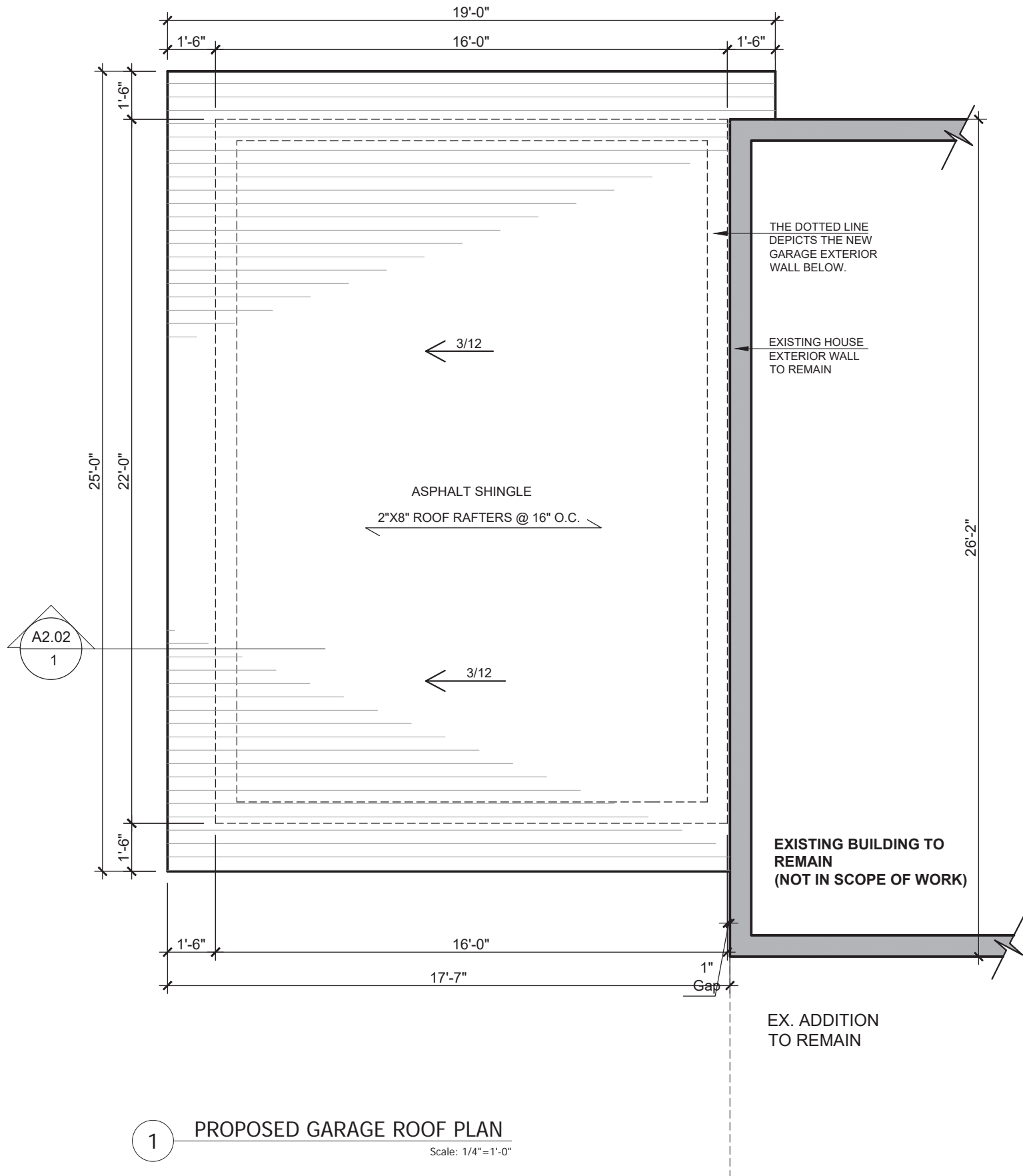
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REVISIONS

PROJECT ADDRESS	852 UPPER WENTWORTH, HAMILTON, ON L9A 4W4.		
SCALE	AS NOTED		
DATE	2024-05-06		
PAGE TITLE	PROPOSED GARAGE FLOOR PLAN		
PROJECT NO.	2024-RR02	DRAWING NO.	A1.01
DRAWN BY	BP		
REVIEWED BY	RK		



1 PROPOSED GARAGE ROOF PLAN
Scale: 1/4"=1'-0"

NOTE:

- CONTRACTOR TO VERIFY THE DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER RIGHT AWAY.
- PATCH REPAIR AND CLEAR THE AREA AFFECTED BY SCOPE OF WORK.

LEGEND:

	EXISTING WALL TO REMAIN.
	PROPOSED NEW WALL FOR GARAGE EXTENSION.



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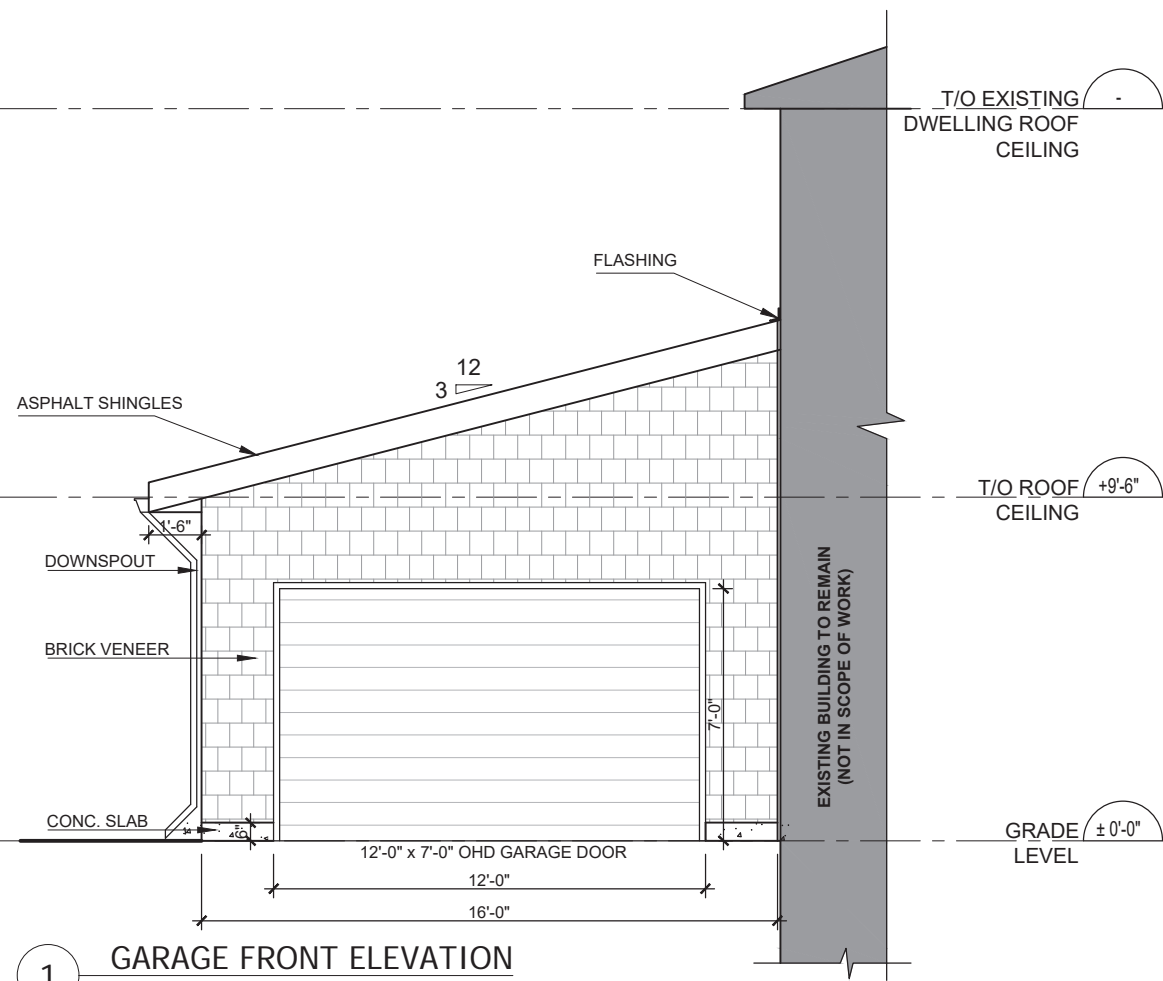


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1	2024-06-14	ISSUED FOR PERMIT	BP

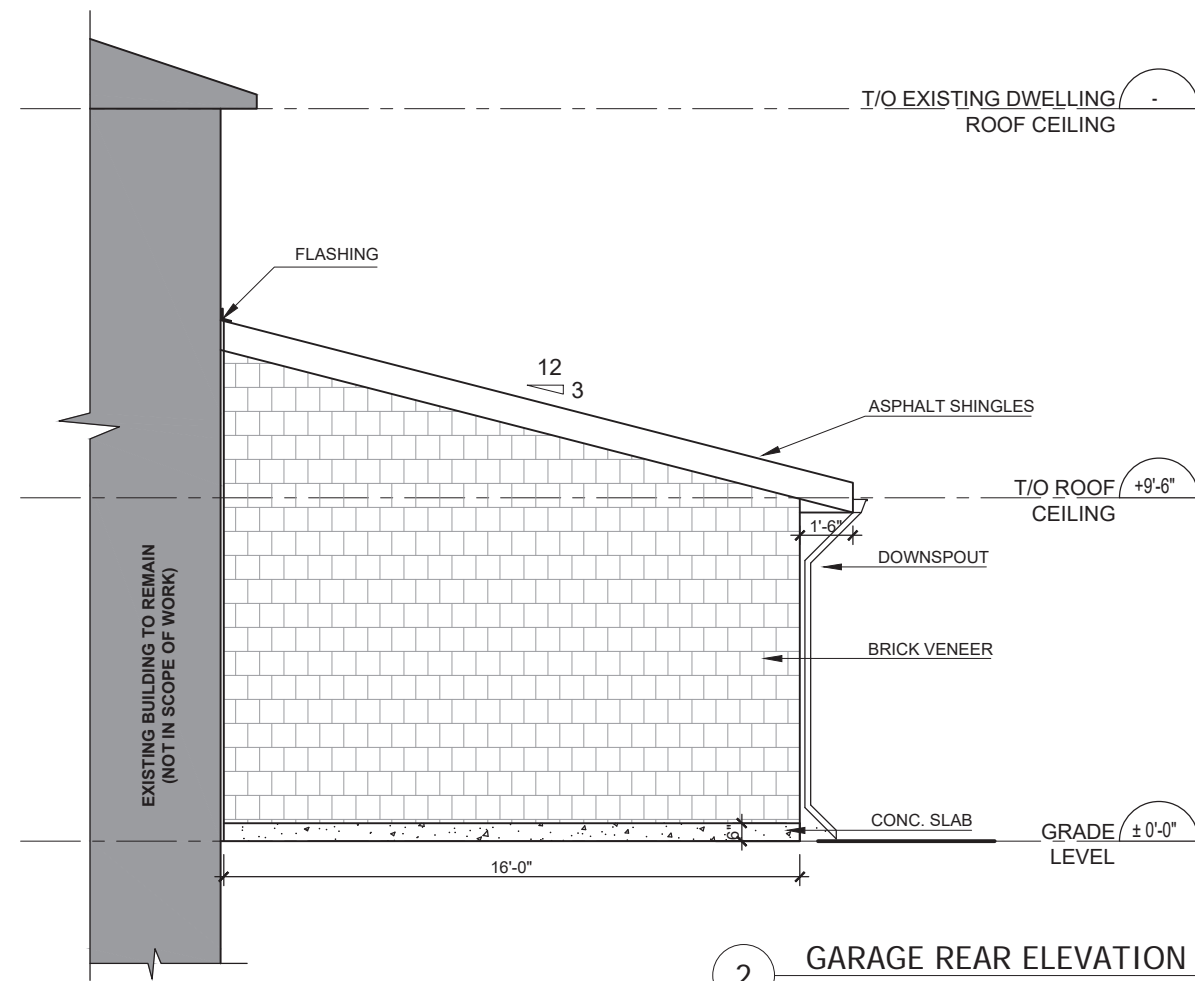
REVISIONS

PROJECT ADDRESS	852 UPPER WENTWORTH, HAMILTON, ON L9A 4W4.		
SCALE	AS NOTED		
DATE	2024-05-06		
PAGE TITLE	PROPOSED GARAGE ROOF PLAN		
PROJECT NO.	2024-RR02	DRAWING NO.	A1.02
DRAWN BY	BP	REVIEWED BY	RK
			6 OF 9

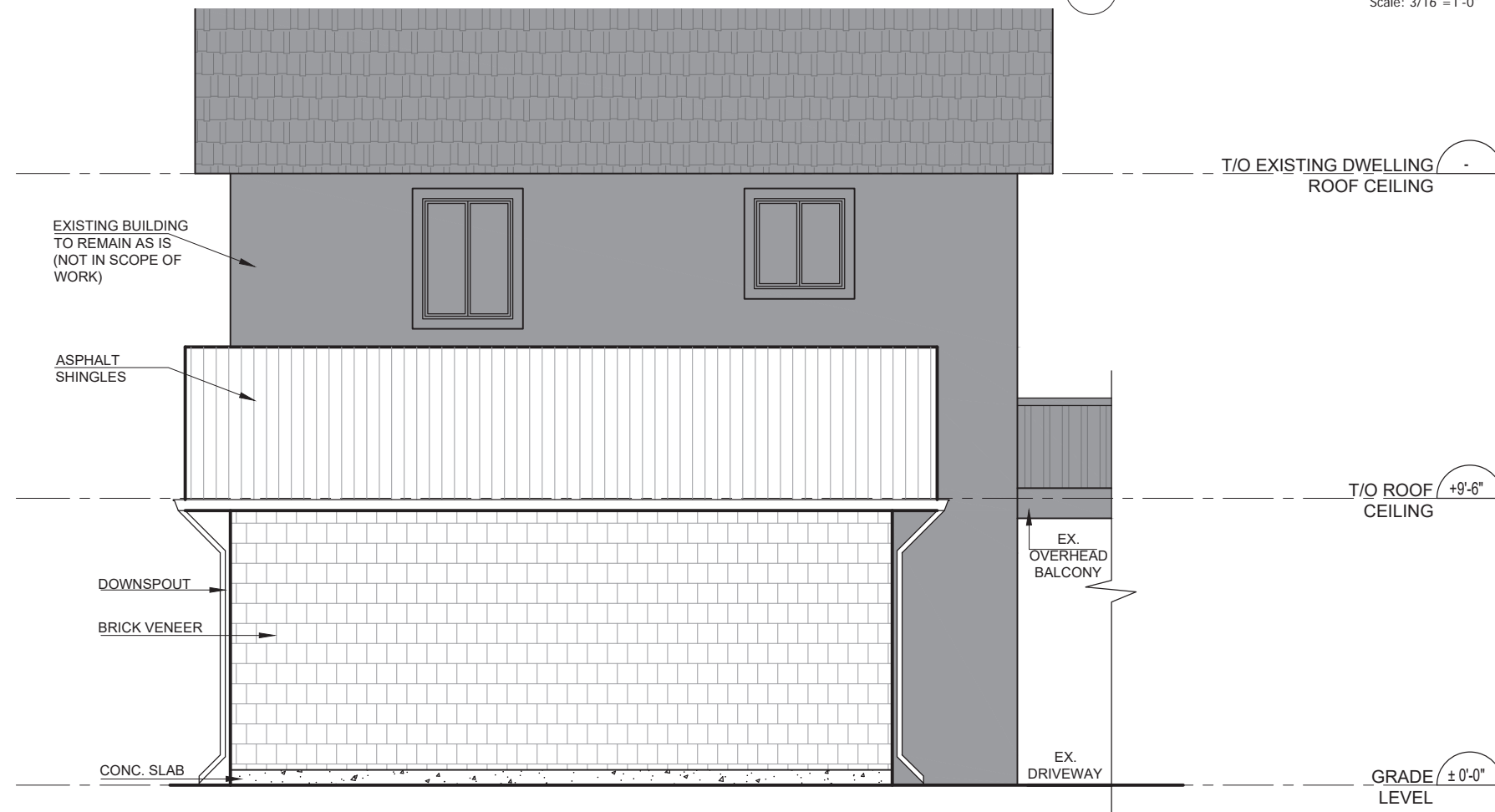




1 GARAGE FRONT ELEVATION
Scale: 3/16"=1'-0"



2 GARAGE REAR ELEVATION
Scale: 3/16"=1'-0"



3 GARAGE SIDE ELEVATION
Scale: 3/16"=1'-0"



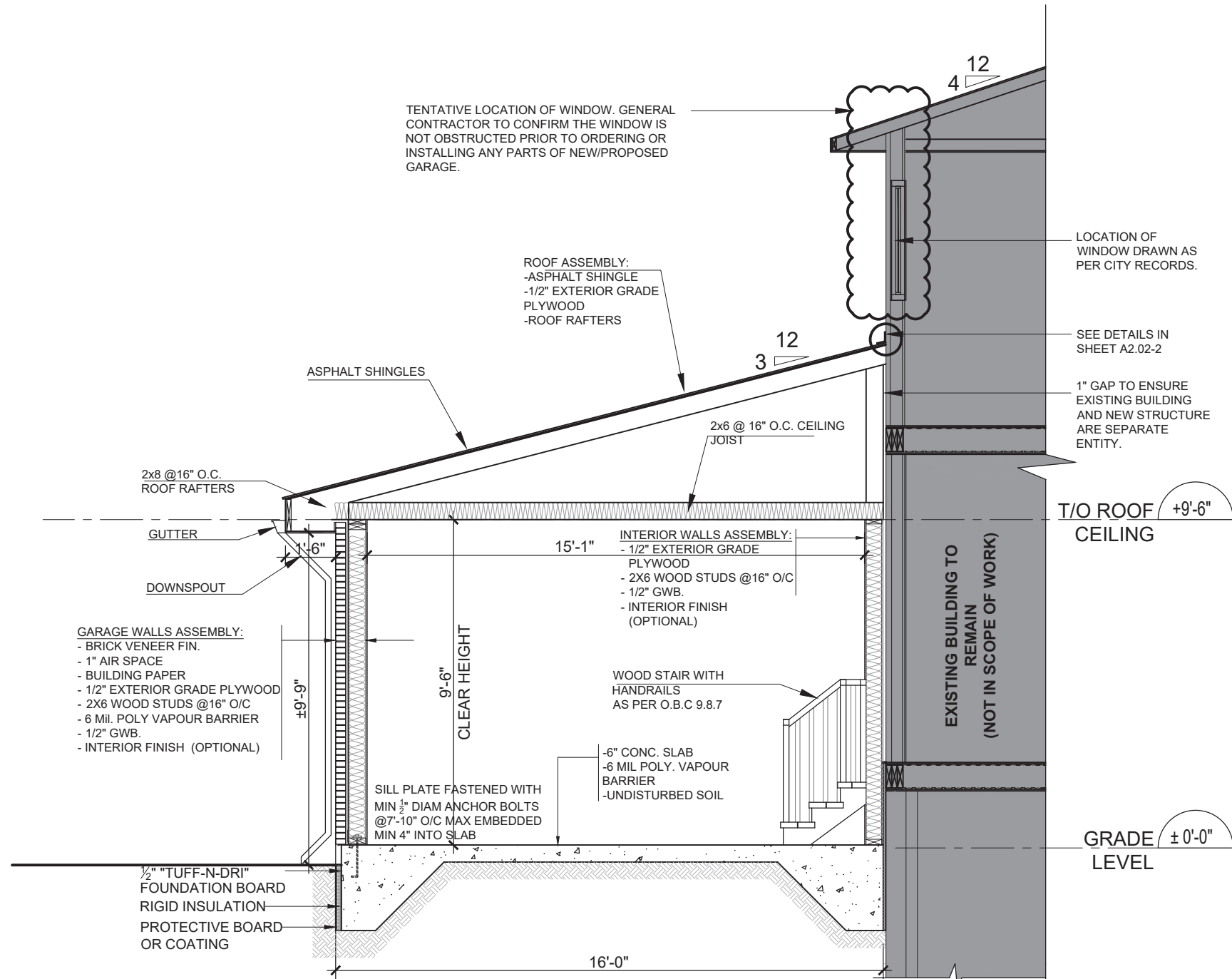
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REVISIONS	
PROJECT ADDRESS	852 UPPER WENTWORTH, HAMILTON, ON L9A 4W4.
SCALE	AS NOTED
DATE	2024-05-06
PAGE TITLE	PROPOSED GARAGE ELEVATIONS
PROJECT NO. 2024-RR02	DRAWING NO. A2.01
DRAWN BY BP	REVIEWED BY RK





GARAGE FLOOR NOTES:
6" THICK CONCRETE SLAB ON GRADE
MIN.32 Mpa (4650 PSI)
MAX 4" SLUMP 5% - 8% AIR ENTRAINMENT 6" X 6" X 6/6 W.W.M 6" MIN
1" SAW CUTS @ 8'-0" O/C EA. WAY WITHIN 24 HOURS OF POUR

1 GARAGE SECTION
Scale: 1/4"=1'-0"



2 LEDGER CONNECTION WITH EXISTING WALL
Scale: 1/4"=1'-0"

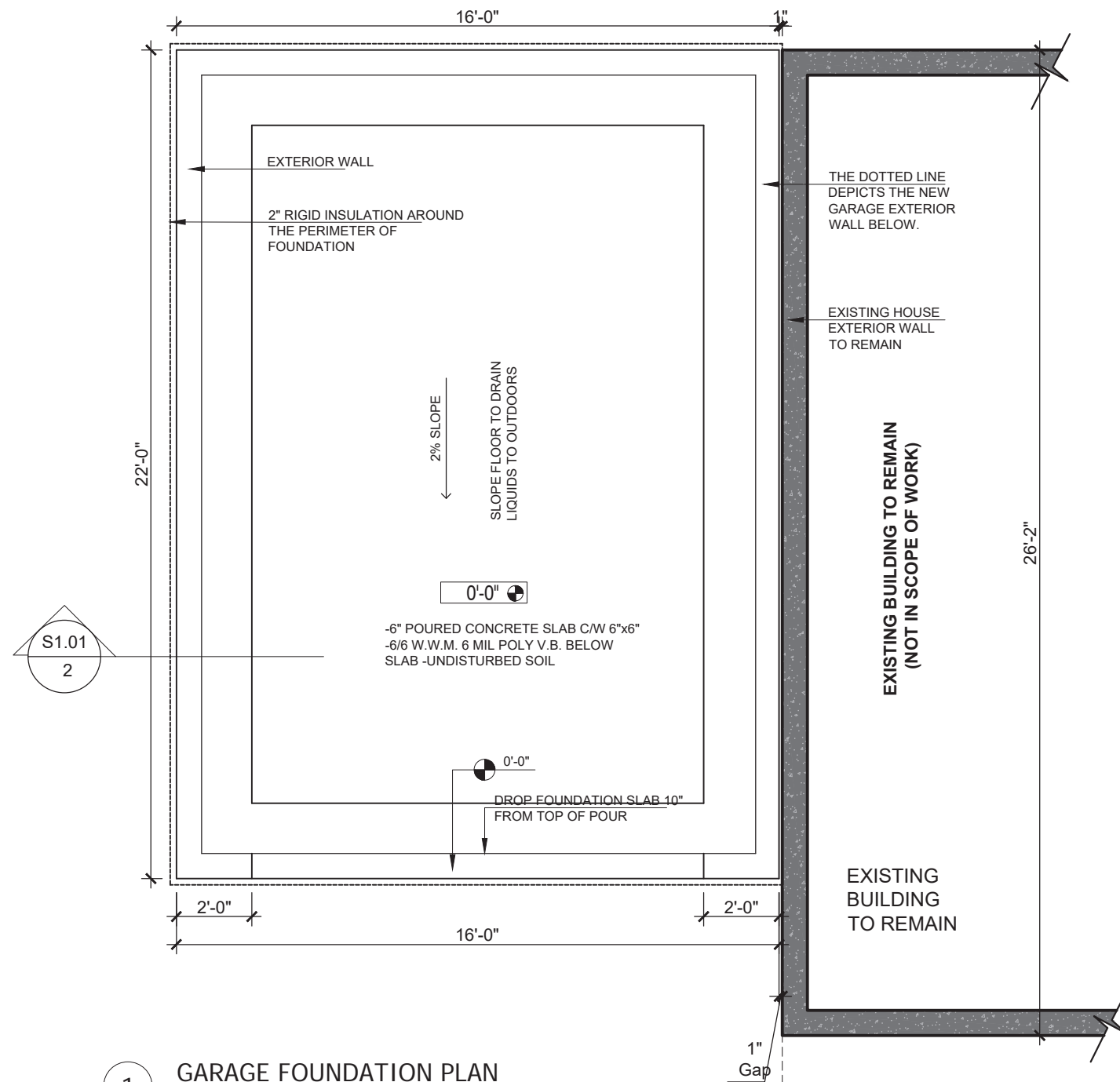


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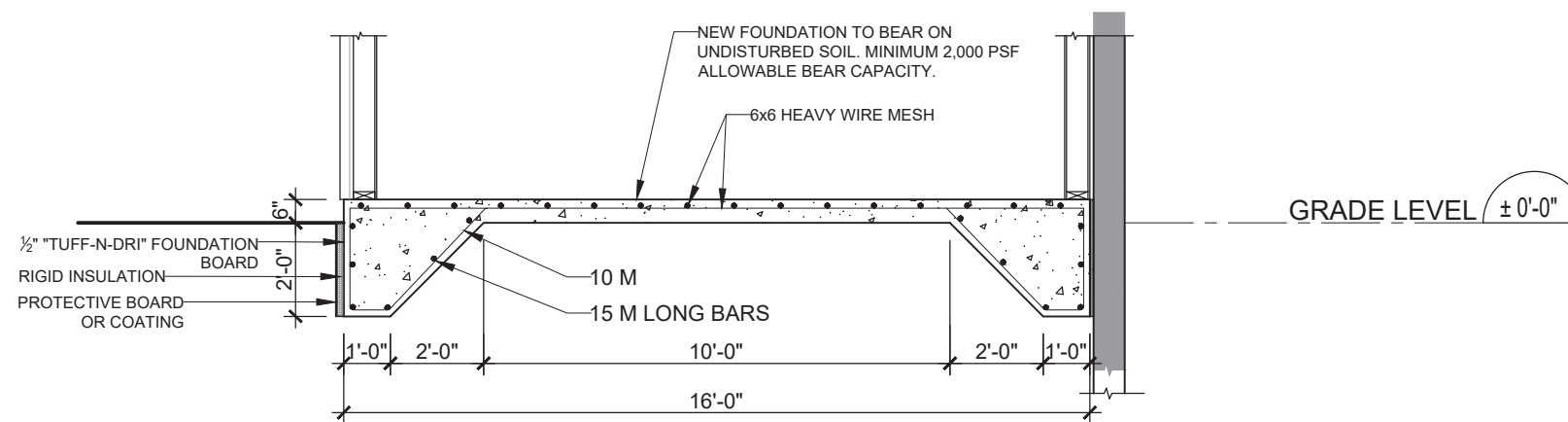


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PROJECT ADDRESS	852 UPPER WENTWORTH, HAMILTON, ON L9A 4W4.	
SCALE	AS NOTED	
DATE	2024-05-06	
PAGE TITLE	PROPOSED GARAGE SECTION	
PROJECT NO.	DRAWING NO.	
2024-RR02	A2.02	
DRAWN BY BP	REVIEWED BY RK	
		8 OF 9



1 GARAGE FOUNDATION PLAN
Scale: 1/4"=1'-0"




2 SLAB DETAIL
Scale: 1/4"=1'-0"



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DATE	2024-05-06		
PAGE TITLE	PROPOSED GARAGE FOUNDATION PLAN		
PROJECT NO. 2024-RR02	DRAWING NO. S1.01		
DRAWN BY BP			
REVIEWED BY RK			
		9 OF 9	



R&R DESIGNS

PURPOSE OF THE APPLICATION

TO: City Of Hamilton,
Committee of Adjustment

Minor Variance Application

Project Address: 852 UPPER WENTWORTH ST. HAMILTON (Proposed new attached Garage shed on the rear yard)

Hello,

Please see the following list of nature and extent of relief applied and the reason for the Minor Variance Application for 852 Upper Wentworth St.

3.1 Nature and extent of relief applied for:

- 1) Existing building footprint is to remain. Setbacks are existing from the time building was built. We request variance for existing setback.
 - 6.70m Ex. Setback on the rear yard from property line to the existing building.
- 2) We request a variance for proposed setback from the new garage shed to the property line.
 - 1.78m setback from the garage shed to the property line.

3.2 Reason why the provisions of the by law cannot be complied:

Reason for not being able to comply with the by-law.

The existing building was already built in 1995, and the existing setbacks have existed since the age of the building. The Proposed new Garage will be designed in harmony with the existing structure. Furthermore, there is not enough space on the side yard to build a covered garage and it will not obstruct any neighbouring properties' views too.

Thank you.



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 A MINOR VARIANCE/PERMISSION
 UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	
Registered Owners(s)	TERESA CLARIZIO	
Applicant(s)	Richie Khanna R&R Designs	
Agent or Solicitor		
		E-mail:

1.2 Primary contact Applicant Owner Agent/Solicitor

1.3 Sign should be sent to Applicant Owner 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	852 Upper Wenworth, Hamilton, ON. L9A 4W4		
Assessment Roll Number			
Former Municipality	Hamilton		
Lot	PART OF LOT 11	Concession	6
Registered Plan Number	62R-16929	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:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

PLEASE SEE ATTACHED - PURPOSE OF THE APPLICATION LETTER (ATTACHED AT THE END OF THIS DOCUMENT)

Second Dwelling Unit Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

PLEASE SEE ATTACHED - PURPOSE OF THE APPLICATION LETTER (ATTACHED AT THE END OF THIS DOCUMENT).

3.3 Is this an application 45(2) of the Planning Act.

Yes No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
15.197m (East) & 15.220 (West)	31.39m (North & South)	477.2 Sq. m.	Approx 24.77m

4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Existing 2 Story building	7.01 m	6.70 m	1.20 m, 1.11 m	1995 - AS PER SOME DOCUMENTS OBTAINED FROM RECORD SEARCH.

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Proposed Garage Building	Attached w/Ex. Building	1.78 m	1.20m, 7.30 m	APPROX THIS YEAR SEPT./OCT. (2024); CONSTRUCTION WILL COMMENCE ONCE THE CLIENT RECEIVE THE PERMIT FROM CITY.

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Existing 2 Storey building	~ 133.1 Sq.m	~ 304.8 Sq.m	2	±6m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Proposed Garage Building	32.7 Sq. m.	32.7 Sq.m	1	±3.0m

- 4.4 Type of water supply: (check appropriate box)
 publicly owned and operated piped water system
 privately owned and operated individual well

- lake or other water body
 other means (specify)
- _____

- 4.5 Type of storm drainage: (check appropriate boxes)
 publicly owned and operated storm sewers
 swales

- ditches
 other means (specify)
- _____

4.6 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) _____

4.7 Type of access: (check appropriate box)

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

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Garage

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

A two-story building with an office on the ground floor and a residential unit on the second floor.

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2014 - As per some documents obtained from record search & provided by the owner, however the building might be older.

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single detached dwelling with an office use

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single detached dwelling with an office use

7.4 Length of time the existing uses of the subject property have continued:

2014 - As per some documents obtained from record search & provided by the owner, however the subject property might be older

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) URBAN HAMILTON OFFICIAL PLAN SCHEDULE (E)

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

6593 FORMER HAMILTON - ZONE C5- MIXED USE MEDIUM DENSITY

7.6 What is the existing zoning of the subject land? C5

7.8 Has the owner previously applied for relief in respect of the subject property? (Zoning By-law Amendment or Minor Variance)

- Yes
- No

If yes, please provide the file number: _____

-
- 7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*? Yes No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 1

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
 - Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
 - Minimum Distance Separation Formulae (data sheet available upon request)
 - Hydrogeological Assessment
 - Septic Assessment
 - Archeological Assessment
 - Noise Study
 - Parking Study
- _____
- _____



Hamilton

A-24:189 – 852 Upper Wentworth Street, Hamilton

Recommendation:

Development Planning - Approve

Proposed Conditions:

1. That the variances only apply to the provided drawings as identified in Notice of Public Hearing for Application Number A-24-189. (Drawing No. SP.02, A1.01, A1.02, A2.01, A2.02 and S1.01) dated August 6, 2024, issued for Minor Variance.
2. That the Owner shall complete a Zoning Compliance review that confirms the existing single detached dwelling is a legal non-conforming use, to the satisfaction of the Director of Development Planning.

Proposed Notes:



Hamilton

Development Planning:

Background

The purpose of this application is to permit the expansion of a legal non-conforming single detached dwelling through the addition of an attached garage in the rear yard. The following variances were requested:

1. A minimum rear yard setback of 1.78 metres shall be permitted instead of a minimum rear yard setback of 7.5 metres; and,
2. A maximum increase of 17.1% of the Gross Floor Area of the building existing at the date of the passing of the by-law shall be permitted instead of an increase shall not exceed a maximum of 10% Gross Floor Area of the building existing at the date of the passing of the by-law.

Urban Hamilton Official Plan

The subject property is designated as “Mixed use – Medium Density” under Schedule E1 -Urban Land Use Designations in the Urban Hamilton Official Plan. Section 4.6.5 does not permit Single Detached Dwellings. The Applicant has indicated that the use is already existing and not subject to this application. The subject property is not located in any secondary plan area found in Volume 2 of the Urban Hamilton Official Plan.

The policies of the Mixed Use - Medium Density designation state that new development shall respect the existing built form of adjacent neighbourhoods by providing a gradation in building height and densities, and by locating and designing new development to minimize the effects of shadowing and overview on properties in adjacent neighbourhoods.

Section F.1.12 of the Urban Hamilton Official Plan contains the policies related to existing, non-complying and non-conforming uses. Policy F.1.12.9 states that the expansion or enlargement or change in legal non-complying uses shall be permitted provided they maintain the intent and purpose of this Plan and the Zoning By-law. Policy 1.13.1 states that Council may appoint a Committee of Adjustment to authorize extensions or enlargement of legal non-conforming uses provided they maintain the intent and purpose of this Plan and any other requirements of the *Planning Act*.

Accordingly, subject to the proposal otherwise conforming to the Urban Hamilton Official Plan and meeting the requirements of the *Planning Act*, the expansion to the existing legal non-conforming single detached dwelling is permitted.

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

The subject property is zoned as Mixed-Use Medium Density (C5) in Zoning By-Law 05-200. Single detached dwellings are not permitted in the “C5” Zone. Based on the information provided, the use of



Hamilton

an existing single detached dwelling appears to be legal non-conforming. Expansions to such uses are permitted through the Urban Hamilton Official Plan through an application to the Committee of Adjustment.

Analysis

The applicant is proposing to construct a single-storey garage addition to an existing legal non-conforming single detached dwelling.

Variance 1

The applicant has applied to reduce the required rear yard setback from the required 7.5 metres to the proposed 1.78 metres. The intent of this provision is to ensure sufficient space in the rear yard for amenity purposes, to limit the massing impacts of the structure on adjacent properties, including shadowing, overlook, and visual impacts, and for grading and drainage purposes. Staff defer any grading and drainage concerns to Development Engineering.

Staff are of the opinion that the variance is minor in nature and shall not generate any adverse or unwanted impacts to neighbouring properties. Staff don't foresee any overlook concerns as the addition is a single storey garage without windows facing to the west and is strictly for the purposes of a garage and there is no proposed living space. Furthermore, the portion of the property where the garage is proposed to be located is currently paved and is being used for surface parking. The proposed attached garage will not remove any amenity area, nor will it change how this portion of the lands are being used (parking). Staff also note that if the garage were to be proposed as a detached garage the setback required would be 1.2 metres as per section 4.8.1.1 d) of Zoning By-Law 05-200. Staff are of the opinion that as the proposed garage is similar in use to an accessory building it maintains the general intent and purpose of the zoning by-law. Staff support the variance.

Variance 2

The applicant has applied to permit a gross floor area increase for a legal non-conforming use from the required maximum of 10% to 17.1%. Staff have reviewed and consider this increase to be minor in nature and have determined that it will not generate any adverse impacts. Staff also note that the proposed expansion to the legal non-conforming use is for an attached garage, and not an expansion to the residential living area. Through the addition of the garage staff are of the opinion that this variance meets the four tests of a minor variance.

Based on the foregoing, staff recommend approval of both variances as they meet the general intent and purpose of the Official Plan and Zoning By-law, are minor in nature, and are desirable for the appropriate development of the lands.

STAFF COMMENTS**HEARING DATE: September 24, 2024**

Hamilton

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	<p>i. Please note, insufficient information has been provided to determine if parking is to be proposed within the attached garage. Please note, should additional parking spaces be indicated, regulations under Section 5 of Zoning By-law 05-200 shall apply to all proposed parking spaces.</p> <p>ii. Be advised, Zoning By-Law Amendment 24-051 and 24-052 was passed on April 10, 2024. The Amendments remain Not Final and Binding and as such, both regulations under the current Hamilton Zoning By-Law 05-200 and those regulations applicable under Zoning By-Law Amendment 24-051 and 24-052 are applicable to the subject property. For the purposes of this review, an additional review has been conducted as it relates to any additional regulations required under Zoning By-Law Amendment 24-051 and 24-052. Until such time that Zoning By-Law Amendment 24-051 and 24-052 are deemed Final and Binding, regulations under both the current Zoning By-Law and the Amending By-laws shall apply. In addition to comment i) above, should parking be indicated within the proposed garage, the requirements of Section 5 under Zoning By-law amendment 24-052 shall also apply to the parking spaces, with the most restrictive requirements under Zoning By-law 05-200 and Zoning By-law amendment 24-052 being applied.</p> <p>Such requirements include, but are not limited to parking space size, minimum garage elevation above grade, and electric vehicle parking for all proposed spaces not currently existing. Should parking spaces be proposed that do not meet the requirements under Section 5, additional variances may be required.</p> <p>iii. Please note, insufficient information has been provided to confirm the amount of landscaped area provided on the lot as a result of the proposed garage. Be advised, as per Section 4.35 c), a minimum area of 3.75 metres x 3.75 metres is required within a landscaped area for tree protection or planting and shall not include hard landscaping or structures. Should the proposed garage result in a reduction of landscaping in which the minimum 3.75 metres x 3.75 metres area can no longer be provided, additional variances may be required.</p>
Notes:	

STAFF COMMENTS**HEARING DATE: September 24, 2024**

Hamilton

Development Engineering:

Recommendation:	Approve
Proposed Conditions:	
Comments:	As long as existing drainage conditions are maintained, Development Engineering does not have other concerns for this application.
Notes:	

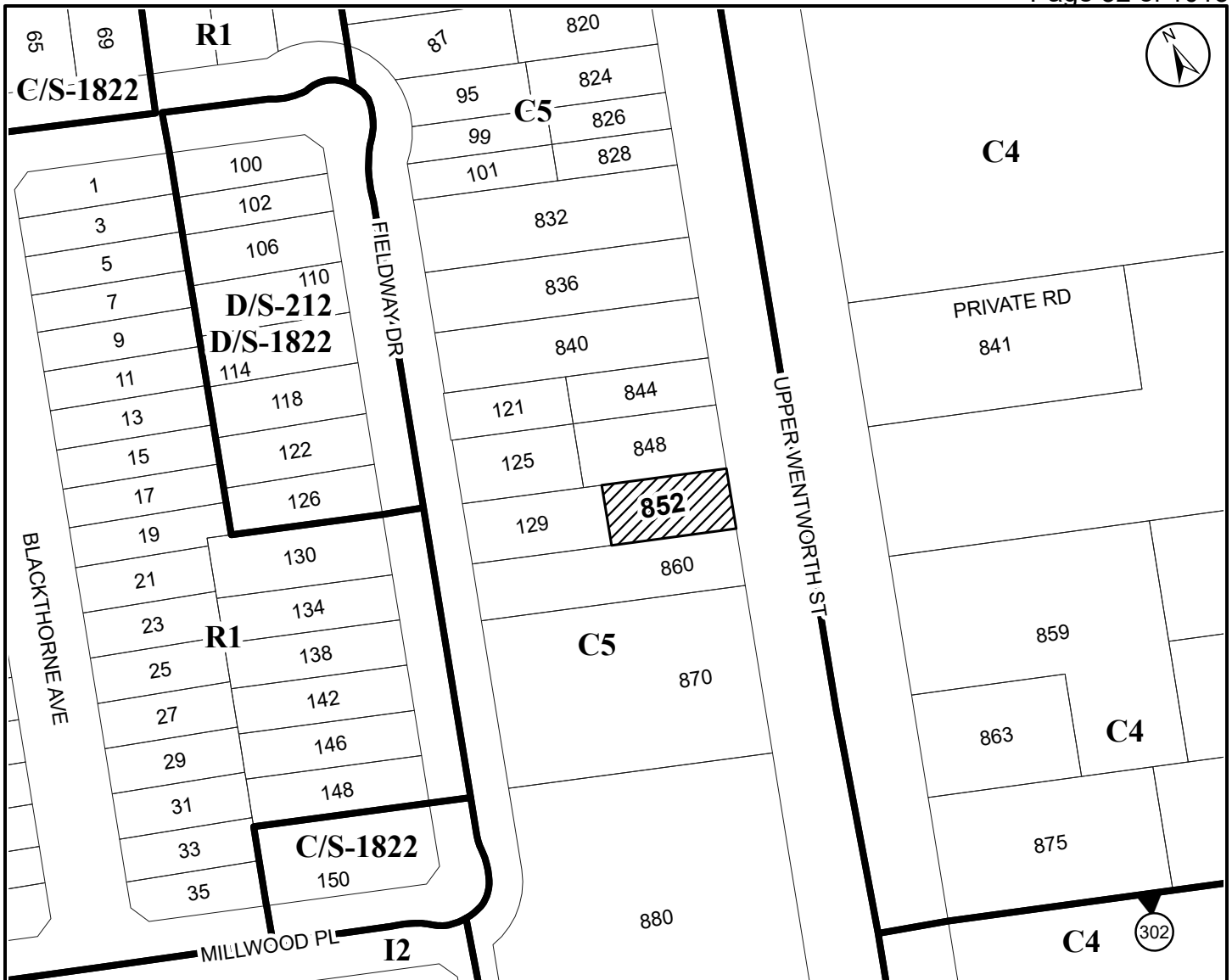
Building Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Notes:	<p>Building Permit # 15-116438, issued on October 26, 2015, for alterations to the existing 2-storey building used as Kitchen Cabinet Showroom (1st Floor) and Accessory Offices (2nd floor) to install stucco for façades and to construct a patio on the 2nd floor remains not finalized.</p> <p>A building permit is required for the construction of the proposed Addition to the existing single-family dwelling.</p> <p>Be advised that Ontario Building Code regulations may require specific setback and construction types.</p>

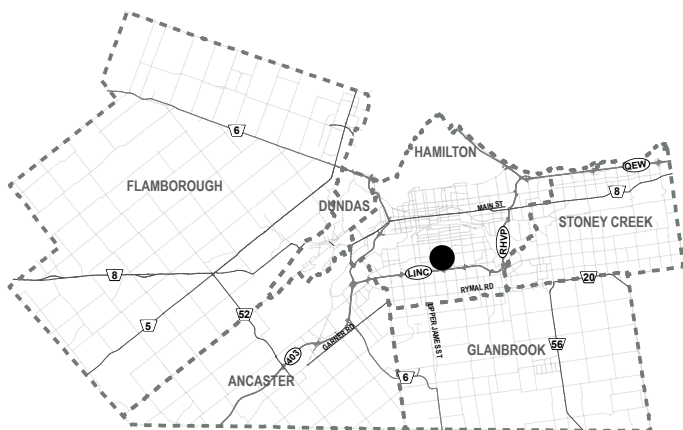
Transportation Planning:

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Notes:	

Please Note: Public comment will be posted separately, if applicable.



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



852 Upper Wentworth Street,
Hamilton (Ward 7)

File Name/Number:

A-24:189

Date:

September 9, 2024

Technician:

SH

Scale:

N.T.S.

Appendix "A"



Hamilton

Planning and Economic Development Department



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
Minor Variance

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.:	A-24:194	SUBJECT PROPERTY:	28 Starling Drive, Hamilton
ZONE:	I1 - Neighbourhood Institutional	ZONING BY-LAW:	Zoning By-law Hamilton 05-200

APPLICANTS: Owner: Abhi Kumar Patel
Applicant: Amrit Sangha

The following variances are requested:

1. To permit a maximum driveway width of 5.64 metres whereas the by-law permits a maximum driveway width of 5.0 metres.
2. To permit a minimum 30% landscaped area in the front yard whereas the by-law requires a minimum of 50% to be landscaped.
3. That the EV parking requirement for the new parking space shall not be required.

PURPOSE & EFFECT: So as to facilitate the expansion of a parking area to complement the existing semi-detached dwelling.

Notes: 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:

DATE:	Tuesday, September 24, 2024
TIME:	1:20 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at

A-24:194

www.hamilton.ca/committeeofadjustment
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For more information on this matter, including access to drawings illustrating this request and other information submitted:

- 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 September 20, 2024

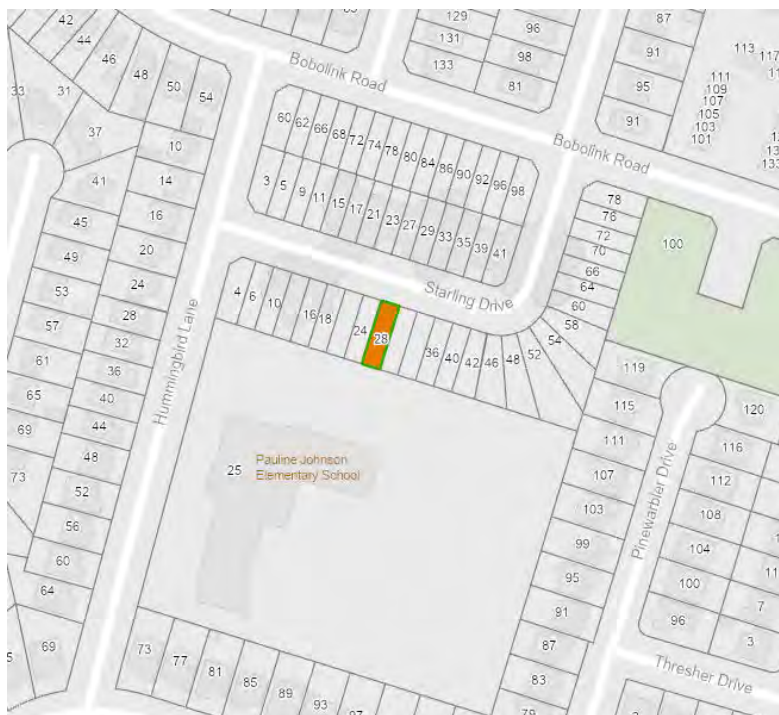
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon September 23, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:194, 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.

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A-24:194



 Subject Lands

DATED: September 5, 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, and may include posting electronic versions.



Hamilton

COMMITTEE OF ADJUSTMENTCity Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

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E-mail: cofa@hamilton.ca**PARTICIPATION PROCEDURES****Written Submissions**

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Oral Submissions

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1. Virtual Oral Submissions

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A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

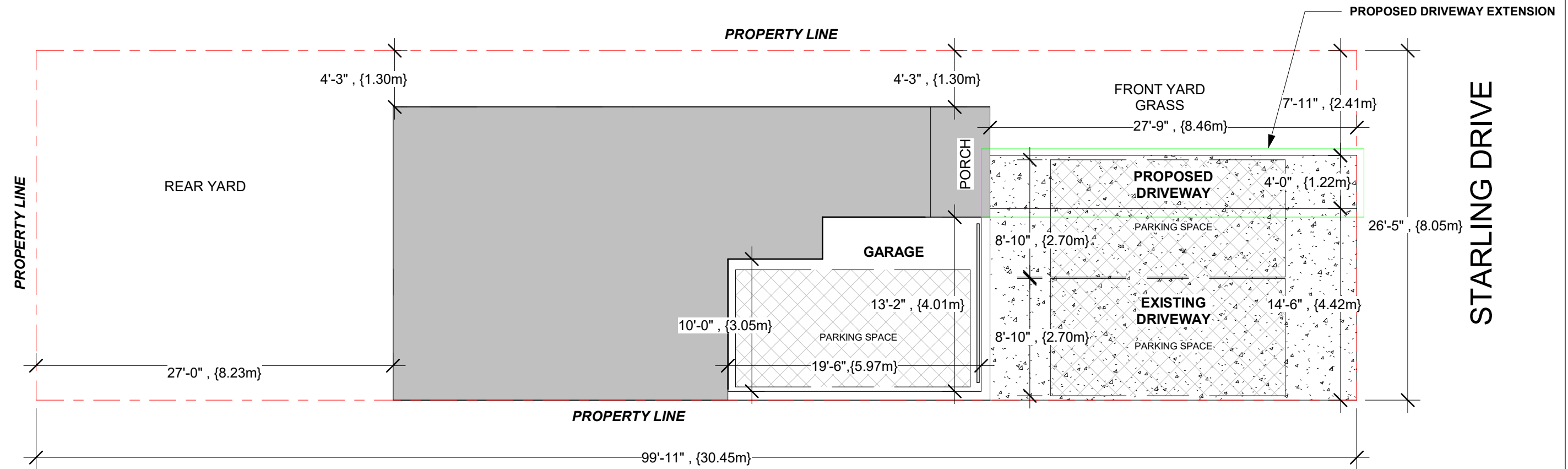
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HOUSE AND LOT SPECIFICATIONS: SEMI DETACHED LOT (TWO STOREY) SECOND UNIT AREA : 470 ft ² (43.6 m ²) TOTAL OWNER'S AREA (GROSS FLOOR AREA): 1,665 ft ² (154.6 m ²)			PROPOSED SCOPE OF MINOR VARIANCE: EXTENSION OF DRIVEWAY TO ACCOMMODATE TWO PARKING SPACES FOR SECOND DWELLING UNIT		
LOT AREA: 245 SQ M	LOT FRONTAGE: 8.05 M	LOT DEPTH: 30.45 M			

TOTAL FRONT YARD AREA	68 SQ M			
DESCRIPTION	EXISTING	PROPOSED	TOTAL	% OF FRONT YARD
DRIVEWAY	37.38 SQ M	10.3 SQ M	47.68 SQ M	70 %
FRONT YARD SOFT LANDSCAPING	30.7 SQ M	- 10.3 SQ M	20.4 SQ M	30 %



SITE PLAN		ADDRESS: 28 STARLING DR, HAMILTON, ON			
		DRAWN BY: NS	DATE: MAY 12/24	PROJECT NUMBER: 2024-20	SCALE: 1/8" = 1'-0"



Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION
 UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

		NAME	
Registered Owners(s)	ABHI KUMAR PATEL		
Applicant(s)	AMRIT SANGHA		
Agent or Solicitor			Phone:
			E-mail:

1.2 Primary contact Owner Applicant Agent/Solicitor

1.3 Sign should be sent to 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	28 STARLING DR		
Assessment Roll Number			
Former Municipality	HAMILTON		
Lot		Concession	
Registered Plan Number		Lot(s)	37
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:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

DRIVEWAY EXTENSION TO ACCOMODATE TWO PARKING SPACES

Second Dwelling Unit Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

EXISTING DRIVEWAY IS NOT ENOUGH TO ACCOMMODATE TWO PARKING SPACES REQUIRED FOR SECOND DWELLING UNIT IN BASEMENT

3.3 Is this an application 45(2) of the Planning Act.

Yes No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
8.05 M	30.45 M	245 SQ M	

4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
HOUSE	8.46 M	8.2 M	1.2 M	2021

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
HOUSE	8.46 M	8.2 M	1.2 M	2021

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
HOUSE	66.1 SQ M	154.6 SQ M	2	8.12M

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
HOUSE	66.1 SQ M	198.2 SQ M	2	8.12 M

- 4.4 Type of water supply: (check appropriate box)
- publicly owned and operated piped water system
 - privately owned and operated individual well

- lake or other water body
- other means (specify)

- 4.5 Type of storm drainage: (check appropriate boxes)
- publicly owned and operated storm sewers
 - swales

- ditches
- other means (specify)

4.6 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) _____

4.7 Type of access: (check appropriate box)

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

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
TWO DWELLING UNITS

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
SINGLE DWELLING UNIT

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
NOVEMBER 2023

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
SINGLE DWELLING UNIT

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
SINGLE DWELLING UNIT

7.4 Length of time the existing uses of the subject property have continued:
8 MONTHS

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): NOT APPLICABLE

Rural Settlement Area: NOT APPLICABLE

Urban Hamilton Official Plan designation (if applicable) NEIGHBORHOODS

Please provide an explanation of how the application conforms with the Official Plan.
BECAUSE ITS RESIDENTIAL AREA AND SECOND DWELLING IS PROPOSED

7.6 What is the existing zoning of the subject land? NEIGHBOURHOOD INSTITUTIONAL (I1)

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-law Amendment or Minor Variance)

- Yes No

If yes, please provide the file number: NEIGHBOURHOOD INSTITUTIONAL (I1 ZONI

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*? Yes No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 2

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
- Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- Minimum Distance Separation Formulae (data sheet available upon request)
- Hydrogeological Assessment
- Septic Assessment
- Archeological Assessment
- Noise Study
- Parking Study



Hamilton

A-24:194 – 28 Starling Drive, Hamilton

Recommendation:

Development Planning - Deny

Proposed Conditions:

1. That the applicant provides permeable pavers or similar alternative to asphalt for the portion of the proposed driveway that will impede onto the existing landscaped area as shown on the submitted Site Plan, being 1.22 metres wide, to the satisfaction of the Director of Development Planning.

Proposed Notes:



Hamilton

Development Planning:

Background

The purpose of this application is to permit the expansion of the parking area for an existing semi-detached dwelling. The proposed variances are to accommodate a parking space for an Additional Dwelling Unit. This is to allow an additional parking space to support a proposed Additional Dwelling Unit. Minor Variance applications have been submitted on the same street through the Committee of Adjustment to address parking associated with Additional Dwelling Units. Files being HM/A-24:17 & HM/A-24:15. Those variances, however, requested no parking be provided for the Additional Dwelling Unit, and staff were supportive. The following variances have been requested:

1. To permit a maximum driveway width of 5.64 metres whereas the by-law permits a maximum driveway width of 5.0 metres.
2. To permit a minimum 30% landscaped area in the front yard whereas the by-law requires a minimum of 50% to be landscaped.
3. That the EV parking requirement for the new parking space shall not be required.

Urban Hamilton Official Plan

The subject property is designated as “Neighbourhoods” on Schedule E1 - Urban Land Use Designations in the Urban Hamilton Official Plan. Section 3.2.3 permits “residential dwellings, including second dwelling units and housing with supports” The subject property is not located in any secondary plan area found in Volume 2 of the Urban Hamilton Official Plan.

The following additional Urban Hamilton Official Plan policies, among others, are applicable:

Policy E.3.2.7 (b) states that “Garages, Parking areas, and driveways along the public street shall not be dominant, surface parking between a building and a public street shall be minimized.”

Policy E.3.2.7 (d) states that “*Development* shall improve existing landscape features and overall landscape character of the surrounding area.”

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

The subject lands are zoned Neighbourhood Institutional (I1) this zone permits the use of semi-detached dwellings and additional dwelling units.

Analysis

Variance 1 & 2



Hamilton

1. To permit a maximum driveway width of 5.64 metres whereas the by-law permits a maximum driveway width of 5.0 metres.
2. To permit a minimum 30% landscaped area in the front yard whereas the by-law requires a minimum of 50% to be landscaped.

The intent of the driveway width provision is to limit the amount of impervious area in the front yard and create a more pedestrian friendly streetscape. This also has the effect of increasing the front yard landscaped area and reducing the impacts to street parking. The intent of the minimum landscaped area in the front yard is to ensure there is appropriate space for landscaping and amenity area, including street trees, and to limit stormwater runoff and increase infiltration.

Based on policies outlined within the Urban Hamilton Official Plan as it relates to Variances 1 and 2 staff are of the opinion that the proposed Minor Variance is not minor and would create adverse impacts on the existing neighbourhood and streetscape, including impacts to neighbouring properties. As outlined in section 3.2.7 (b) Garages, Parking areas, and driveways along the public street shall not be dominant, surface parking between a building and a public street shall be minimized. Through the proposed expansion of the driveway, the driveway would account for 70% of the front yard, becoming the dominant feature along the streetscape. Staff believe that the general intent and purpose of this policy is not being maintained.

Furthermore, the expansion of the driveway would also require that the applicant expand the access to the street (curb-cut). The additional 1.22 metre expansion may conflict with an existing light post location in the public boulevard and may impact street parking and future street trees in front of the subject property.

Based on the foregoing, staff do not support Variance 1 and 2. As an alternative, staff would be supportive of a variance that removes the parking requirement for the Additional Dwelling Unit.

Variance 3

1. That the EV parking requirement for the new parking space shall not be required.

The applicant has requested that no electric vehicle parking spaces shall be provided, instead of the requirement that 100% of all parking spaces shall be provided as electric vehicle parking spaces. The intent of the provision is to provide the necessary components to ensure it is ready for an electric vehicle to charge in the future if needed. It is staff's opinion that the subject variance does not meet the intent of Hamilton Zoning By-law No. 05-200, nor is it minor in nature. Staff do not support the variance.

Based on the foregoing, staff recommend **denial of the variances as they** do not maintain the general intent and purpose of the Urban Hamilton Official Plan and the City of Hamilton Zoning By-law No. 05-200. Staff would be supportive of an amended Minor Variance whereby the parking for the Additional Dwelling Unit is eliminated and the existing parking arrangement is maintained.

STAFF COMMENTS**HEARING DATE: September 24, 2024**

Hamilton

Zoning:

Recommendation:	No Comments.
Proposed Conditions:	
Comments:	
Notes:	

Development Engineering:

Recommendation:	No Comments.
Proposed Conditions:	
Comments:	
Notes:	

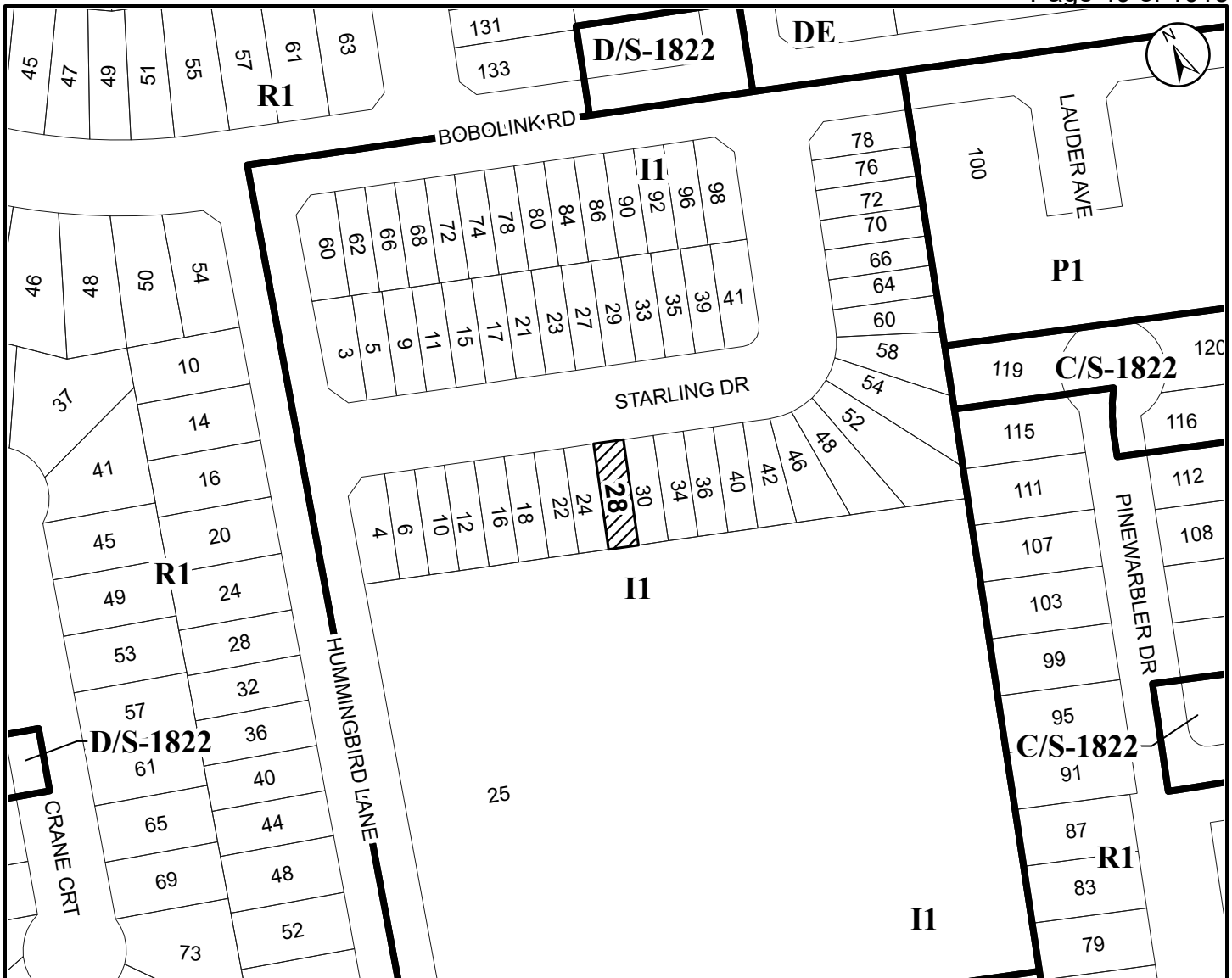
Building Engineering:

Recommendation:	No Comments.
Proposed Conditions:	
Comments:	
Notes:	

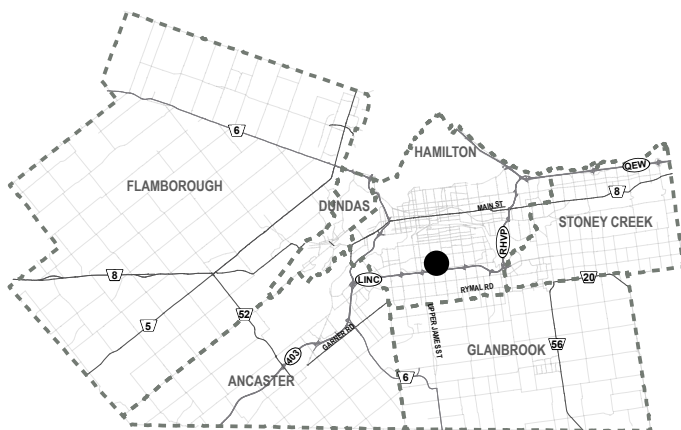
Transportation Planning:

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Notes:	

Please Note: Public comment will be posted separately, if applicable.



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property

 28 Starling Drive, Hamilton (Ward 7)

File Name/Number:
A-24:194

Date:
September 9, 2024

Technician:
SH

Scale:
N.T.S.

Appendix "A"



Hamilton

Planning and Economic Development Department



Hamilton

COMMITTEE OF ADJUSTMENT

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Telephone (905) 546-2424, ext. 4221

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NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

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- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	HM/A-23:261	SUBJECT PROPERTY:	1865 Rymal Road East, Stoney Creek
ZONE:	C5, exception 589 (Hamilton Zoning By-law 05-200)	ZONING BY-LAW:	Zoning By-law Hamilton 05-200, as Amended by 17-240

APPLICANTS:

Owner: Canadian Grand Development Inc. & Holida Tek in trust for 2872885 Ontario Inc.

Applicant: Holida Tek in trust for 2872885 Ontario Inc.

Agent: Masri O Architects

The following variances are requested:

1. The finished floor elevation of any dwelling unit shall be a minimum of 0.5 metres above grade whereas the by-law required the finished floor elevation of any dwelling unit to be a minimum of 0.9 metres above grade.
2. A minimum setback of 1.5 metres shall be permitted from a street for a building with residential units on the ground floor facing a street instead of the minimum 3.0m setback required from a street for a building with residential units on the ground floor facing a street.
3. A minimum rear yard of 1.7m shall be permitted for any underground parking structure walls projecting more than 0.15m above grade instead of the minimum 7.5m rear yard required.
4. A minimum interior side yard of 1.4 metres shall be permitted for any underground parking structure walls projecting 0.15 metres above the adjacent grade instead of the minimum 7.5m interior side yard required for a lot abutting a Residential or Institutional zone or lot containing a residential use.
5. A maximum building height of 28.2 metres shall be provided instead of the maximum permitted 27.0 metres.

HM/A-23:261

6. A minimum 1.4m wide planting strip shall be permitted along the northerly lot line instead of the minimum 1.5m wide planting strip required where a property line abuts a property line with an Institutional zone and where a parking lot is located.
7. A planting strip may be obstructed by an underground garage vent and a hydro transformer and associated support structures including a concrete pad and decorative screen instead of the requirement that a planting strip may not include underground garage vents or hydro transformers as defined.
8. An exterior staircase shall be permitted to be as close as 0.0m from a side lot line whereas the zoning By-law permits an exterior staircase to encroach a maximum of 1.5m or to a maximum of half the distance of the required yard, whichever is the lesser.
9. A rooftop level amenity area shall be permitted to contain a maximum area of 19.5% of the floor area directly beneath and a maximum height of 3.4m whereas the zoning by-law permits a rooftop amenity area to consist of only 10.0% of the floor area directly beneath and a maximum height of 3.0m.

PURPOSE & EFFECT: To facilitate the construction of an eight (8) storey mixed use building.

Notes:

1. The variances are necessary to facilitate Site Plan Control Application DA-21-017.
2. Insufficient details were provided regarding the parking areas including an underground parking floor layout from which to confirm compliance respecting parking spaces sizes, access widths, minimum number of parking spaces, barrier free parking etc. Therefore, further variances may be required.
3. Details regarding bicycle parking were not provided. Therefore, the applicant shall ensure that required short term and long-term bicycle parking is provided; otherwise, further variances shall be required.

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:

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HM/A-23:261

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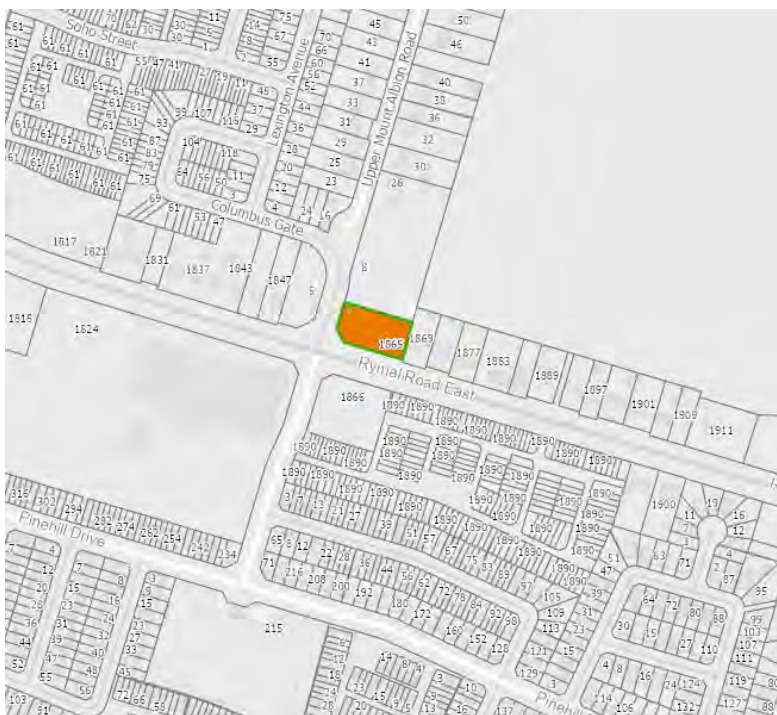
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HM/A-23:261



 Subject Lands

DATED: September 5, 2024

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Secretary-Treasurer
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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DISCREPANCIES TO THE CONSULTANT.

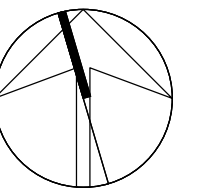
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ANY ALTERATION, DUPLICATION OR COPYING WITHOUT THE CONSENT OF THE ARCHITECT IS PROHIBITED.

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REVISIONS:

NO.:	DATE:	ISSUED:
1	2021.06.23	ISSUED FOR CofA
2	2022.04.12	ISSUED FOR CofA
3	2023.10.02	ISSUED FOR CofA
4	2024.04.16	ISSUED FOR CofA



MASRI O Inc.
ARCHITECTS
 101-609 KUMPF DRIVE
 WATERLOO, ON, N2V 1K8
 PH. 519.579.0072
 www.MasriO.ca

PROJECT:

MIXED-USE APARTMENT BUILDING

1865 RYMAL ROAD EAST, STONEY CREEK, ON. L8J 2S1

Stoney Creek Rymal GP Inc.

DRAWING TITLE:

SITE PLAN

DATE: 2023.12.08

SCALE: As indicated

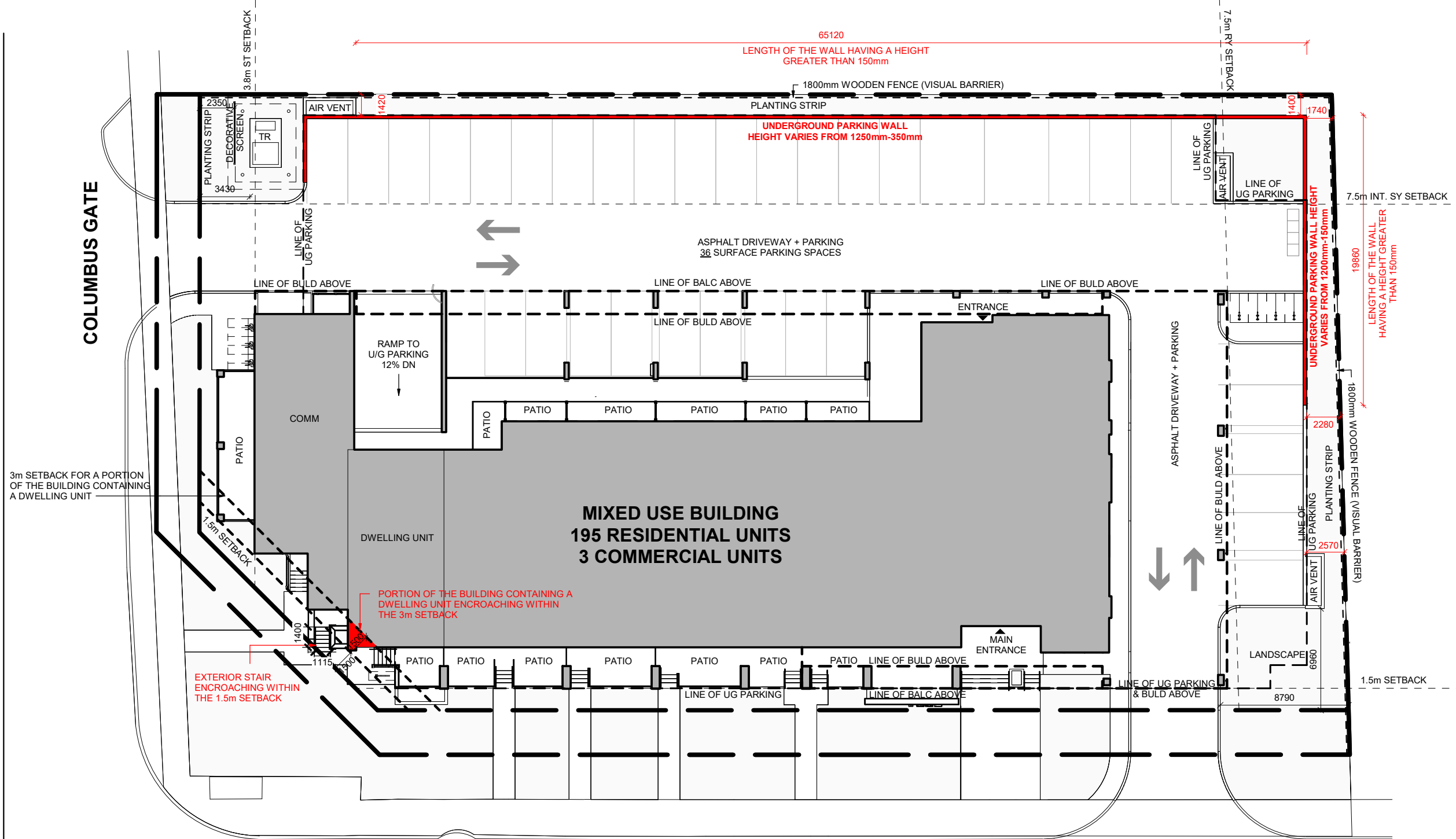
DRAWN: AUTHOR

STATUS: COFA

JOB No.: 2129

DRAWING NO.:

.A1.1.



SCALE: 1 : 300

RYMAL ROAD EAST

DETAILS OF DEVELOPMENT

DATA	REQUIRED	PROVIDED	DATA	REQUIRED	PROVIDED	DATA	REQUIRED	PROVIDED	
ZONING	C5 - 589 Zone		SETBACKS	Columbus Gate (m)	3.8*	3.8	AMENITY AREA (m ²)	116 X 4 = 464	BALC.: 1049 PATIOS: 178 ROOFTOP: 285 INDOOR: 205 TOTAL : 1717
GROSS LOT AREA (m ²)	3550			Rymal Rd E (m)	1.5*	1.5		79 X 6 = 474	
AREA OF ROW (m ²)	331			RY (m)	7.5	7.5	464 + 474 = 938		
NET LOT AREA (m ²)	3219			Int. SY (m)	7.5	13.4	TOTAL : 938		
BUILDING AREA (m ²)	1566		BUILDING HEIGHT (m)	27**	28.2	PARKING: RESIDENTIAL Minimum units <50m ² 0.30/unit 14 units >50m ² 0.70/unit 15-50 units >50m ² 0.85/unit 51+ units >50m ² 1/unit Maximum all units: 1.25/unit	Minimum 116 x 0.3= 35 +14 x 0.7= 10 +36 x 0.85= 31 + 29 X 1 = 29	109	
BUILDING COVERAGE (%)	48.6		COMMERCIAL AREA (MAX- m ²)	10,000	250		105 Maximum 244		
PLANTING STRIP (m)	1.5	1.4 - 2.5	NUMBER OF UNITS	< 50m ²	-	116			
NUMBER OF STOREYS	-	8		> 50m ²	-	79			
						TOTAL: 195			

* : THE MIN SETBACK FROM COLUMBUS GATE SHALL BE 3.8m INSTEAD OF THE MIN REQUIRED 6.0m FOR A FRONT YARD.

THE MIN SETBACK FROM RYMAL ROAD EAST SHALL BE 1.5m INSTEAD OF THE MIN REQUIRED 3.0m FOR A FLANKAGE SIDE YARD (COMMITTEE OF ADJUSTMENT DECISION- APPLICATION NO. SC/A-21:257)

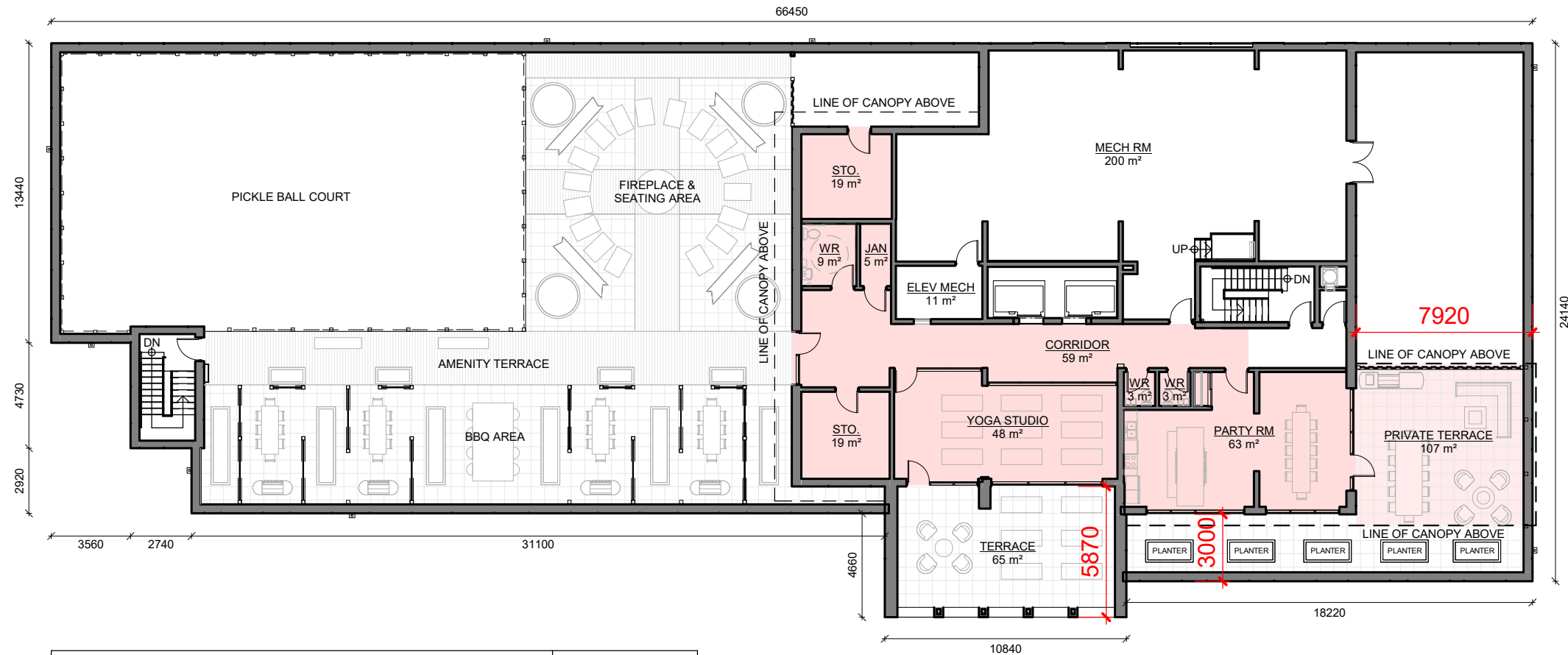
** : A MAX BUILDING HEIGHT OF 27m SHALL BE PROVIDED INSTEAD OF THE MAX PERMITTED BUILDING HEIGHT OF 20.8m. (COMMITTEE OF ADJUSTMENT DECISION- APPLICATION NO. HM/A-22:131)

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DISCREPANCIES TO THE CONSULTANT.

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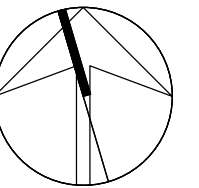
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ROOFTOP AMENITY AREA	AREA (m ²)
ENCLOSED AMENITY AREA:	
PARTY ROOM	63
YOGA STUDIO	48
AMENITY WR	15
STORAGE & JAN ASSOCIATED WITH THE AMENITY	43
TOTAL	169
PORTION OF THE BUILDING PROVIDING ACCESS TO AMENITY AREA (CORRIDOR)	59
PARTIALLY ENCLOSED AMENITY AREA (PRIVATE AMENITY TERRACE)	57

REVISIONS:

NO.:	DATE:	ISSUED:
1	2021.06.23	ISSUED FOR CofA
2	2022.04.12	ISSUED FOR CofA
3	2023.10.02	ISSUED FOR CofA
4	2024.04.16	ISSUED FOR CofA



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 www.MasriO.ca

PROJECT:

MIXED-USE APARTMENT BUILDING

1865 RYMAL ROAD EAST, STONEY CREEK, ON. L8J 2S1

Stoney Creek Rymal GP Inc.

DRAWING TITLE:

TERRACE FLOOR PLAN

DATE: 2023.12.08

SCALE: 1 : 250

DRAWN: AUTHOR

STATUS: COFA

JOB No.: 2129

DRAWING NO.:

.A2.1.

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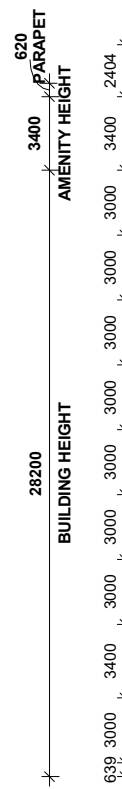
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NO.:	DATE:	ISSUED:
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3	2023.10.02	ISSUED FOR CoFA
4	2024.04.16	ISSUED FOR CoFA

- T/O MECHANICAL ROOF
247.234
- T/O AMEMNITY ROOF/CANOPIES
244.830
- T/O TERRACE
241.430
- T/O NINTH FLOOR
238.430
- T/O EIGHTH FLOOR
235.430
- T/O SEVENTH FLOOR
232.430
- T/O SIXTH FLOOR
229.430
- T/O FIFTH FLOOR
226.430
- T/O FOURTH FLOOR
223.430
- T/O THIRD FLOOR
220.430
- T/O SECOND FLOOR (MEZZANINE)
217.030
- T/O GROUND FLOOR
214.030
- AVG GRADE
213.391



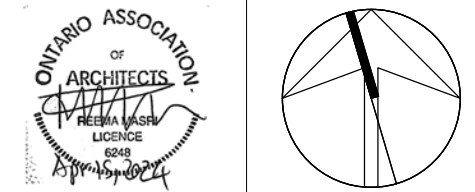
FINISHED FLOOR ELEVATION OF DWELLING UNITS TO GRADE

SOUTH ELEVATION

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247.234
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- AVG GRADE
213.391



WEST ELEVATION



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PROJECT:
MIXED-USE APARTMENT BUILDING
 1865 RYMAL ROAD EAST, STONEY CREEK, ON. L8J 2S1
Stoney Creek Rymal GP Inc.

DRAWING TITLE:
ELEVATIONS

DATE: 2023.12.08
 SCALE: 1 : 350
 DRAWN: AUTHOR
 STATUS: COFA
 JOB No.: 2129

DRAWING NO.:
.A3.1.

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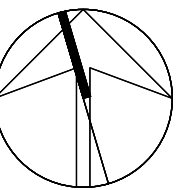


NORTH ELEVATION

- T/O MECHANICAL ROOF
247.234
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- T/O TERRACE
241.430
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EAST ELEVATION



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PROJECT:

MIXED-USE APARTMENT BUILDING

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Stoney Creek Rymal GP Inc.

DRAWING TITLE:

ELEVATIONS

DATE: 2023.12.08

SCALE: 1 : 350

DRAWN: AUTHOR

STATUS: COFA

JOB No.: 2129

DRAWING NO.:

.A3.2.



Masri O Architects

609 Kumpf Drive, Suite 101, Waterloo, ON N2V 1K8 | 519-579-0072 | masrioinfo@masrio.ca | www.masrio.ca

October 19, 2023

Committee of Adjustment
City Hall, 5th Floor,
71 Main Street West,
Hamilton, Ontario L8P 4Y5
P: (905) 546-2424 Ext. 4221
E: cofa@hamilton.ca

Re: 1865 Rymal Rd E, Hamilton- Mixed Use Development- Minor Variance Application

Dear Members of the Committee of Adjustment,

This letter has been prepared in support of and to provide additional details regarding the application for minor variances to the Committee of Adjustment of the City of Hamilton for a mixed-use residential development at 1865 Rymal Road East in the City of Hamilton (Site).

An application for minor variances was submitted in October 2023 but at the hearing that took place in November 2023, it was deferred based on the request of the Planning Department of City of Hamilton. At this time, we are re-submitting this application after lengthy consultations with Planning, Engineering and Urban Design staff.

The requested variances remain largely the same save for refinements on the extent of the retaining wall at the northwest corner of the property, which reduced the height of the retaining wall with no effect on the variance requested. (April, 15, 2024).

Introduction

The development at 1865 Rymal Road East is an urban infill that intensifies living density and maximizes land use. It is a positive example of a good re-development and good use of land that provides much-needed residential accommodation in a mixed-use building with plenty of amenities and commercial spaces on the ground floor.

Background

The development obtained conditional Site Plan Approval in 2021 for a six-storey mixed-use building. The property was purchased in 2022 by the Canadian Grand Developments Inc. (CGD). CDG has completed ongoing developments in Waterloo and Kitchener. It focuses primarily on mid-size buildings with small-size units that allow more affordable rents. Essentially, they cater to what is often referred to as ‘the missing middle’.

Since acquiring the land, CDG has applied for and obtained a Conditional SPA Approval and Site-specific Zoning Variance through this Committee (HM/A-22:131) to increase the building height to 27.0m to allow 8 storeys. Since then, we have been working with the Planning Staff to fulfil the conditions related to the SPA.

As a background, this mixed-use development is planned as a rental apartment building providing small-size units ranging from studio to single and double bedroom units and a wide range of on-site amenities. The development will be financed under the ‘MLI Select’ Programme by CHMC with the



characteristics of sustainable design and affordable housing, targeting 25% better than the energy-saving measures under the Ontario Building Code (OBC) and 10% affordable units, respectively. When completed this development will add 195 apartment-style homes in Hamilton, offering two types of affordable units:

- Attainable rental units, at market rent but with relatively low rents due to compact size units which suit single dwellers and couples who are young or 'young at heart'.
- Affordable units, per CMHC guidelines at a maximum of 30% of median renter income.

In addition, the development will add to the built fabric along an intensification corridor and contribute to the public realm with a range of highly desirable urban features that will enhance the street and the pedestrian experience. With its great aesthetics, the proposed building will set a positive benchmark for new development along this corridor.

As was indicated at the time by the planning staff, the previous Minor Variance Application submitted in June of 2022 did not have the benefit of a comprehensive by-law review (see attached). The variances requested at that time were specific to the height and to a lesser extent setbacks and were advanced early to facilitate the development. At this time, this application is requesting relief from Zoning By-Law (ZB) regulations listed below following a review by Zoning:

Requested Minor Variances:

1. Allow for a building height of 28.2m from the average grade to the uppermost point of the building, whereas a maximum of 27m is currently required per Committee of Adjustment decision HM/A-22:131.
2. Allow a finished floor elevation for ground-floor dwelling units of 500mm above grade, whereas a minimum elevation of 900mm above grade is required.
3. Allow a Roof Level Amenity with an area of *19.5% (April 15, 2024)* of the floor area directly beneath and a height of 3.4m, whereas 10% of the floor area directly beneath and 3m height is allowed.
4. Allow a 1.5m setback for the portion of the building that contains a dwelling unit, whereas a minimum of 3.0m is required.
5. Allow zero setback for the exterior stair whereas, 1.5m is required.
6. Allow a 1.7m rear setback for the underground parking walls that extend above the adjacent grade by more than 150mm, whereas a building setback of 7.5 is required.
7. Allow a 1.4m interior side yard setback for the underground parking walls that extend above the adjacent grade by more than 150mm, whereas a building setback of 7.5 is required.
8. Allow a 1.4m planting strip on the north side, whereas 1.5m is required.
9. *A planting strip may be obstructed by an underground garage vent, a hydro transformer, and associated support structures, including a concrete pad and decorative screen, instead of the requirement that a planting strip must not include underground garage vents or hydro transformers as defined. (April, 15, 2024)*

Zoning By-Law Regulation Reference

Section 10: Mixed Use Medium Density (C5) Zone

1. 10.5.3- d) Building Height- ii) Maximum 22.0 metres.

Committee of Adjustment application number HM/A-22:131. A maximum of 27 is allowed.



- 10.5.1.1- i) Restriction of Uses within a building- 1. *The finished floor elevation of any dwelling unit shall be a minimum of 0.9 metres above grade*
2. 10.5.3- d) Building Height- iv) A, B, C- *In addition to the definition of Building Height in Section 3: Definitions, any wholly enclosed or partially enclosed amenity area, or any portion of a building designed to provide access to a rooftop amenity area shall be permitted to project above the uppermost point of the building, subject to the following regulations:*
- A. *The total floor area of the wholly enclosed or partially enclosed structure belonging to an amenity area, or portion of a building designed to provide access to a rooftop amenity area does not exceed 10% of the floor area of the storey directly beneath;*
- B. *The wholly enclosed or partially enclosed structure belonging to an amenity area, or portion of a building designed to provide access to a rooftop amenity area shall be setback a minimum of 3.0 metres from the exterior walls of the storey directly beneath; and,*
- C. *The wholly enclosed or partially enclosed structure belonging to an amenity area, or portion of a building designed to provide access to a rooftop amenity area shall not be greater than 3.0 metres in vertical distance from the uppermost point of the building to the uppermost point of the rooftop enclosure.*
3. 10.5.3- a) Building Setback from a Street Line- i) *Minimum 3.0 metres for a building with residential units on the ground floor facing a street.*
4. 10.5.3- i) Planting Strip Requirements: *Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone and not a Laneway, a minimum 1.5-metre-wide Planting Strip shall be provided and maintained.*

Justification of Requested Reliefs

1. BUILDING HEIGHT

A 27m height was approved by this committee (HM/A-22:131) to allow an 8-storey building. This approval was based on the Official Plan allowing an 8-storey building at this location through a minor variance, i.e. without a Zoning By-Law Amendment. At the time the height was calculated as 3m per floor times 7 floors (excluding ground floor) or 21m, plus 4-m for the ground floor with and elevation of 1.5 above grade. This adds up to 26.5m anticipated at the early design stage.

The building remains at 8 storeys. However, having gone through more detailed design and planning feedback, the following additional considerations came into light/effect:

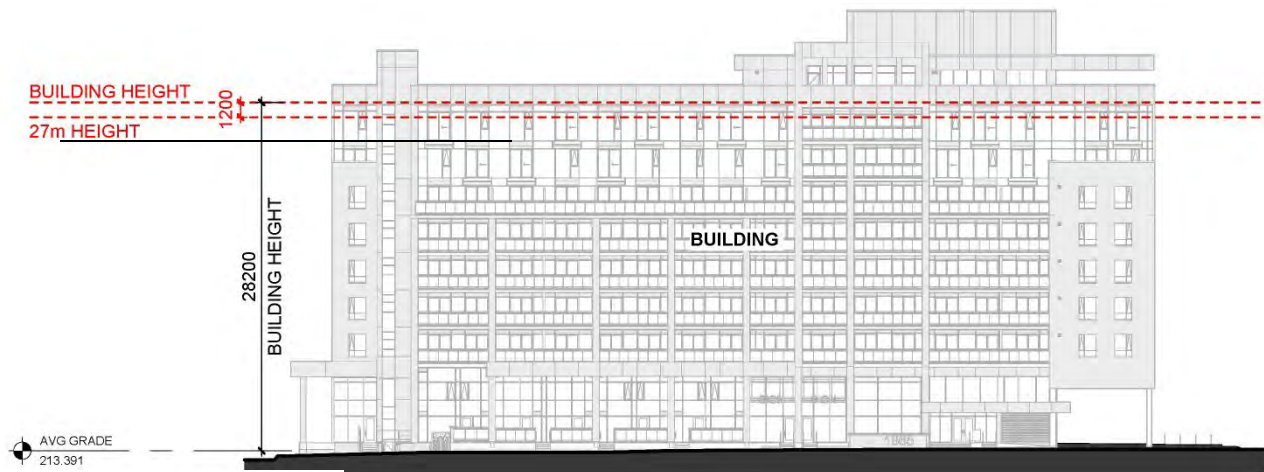
1. The ground floor height had to be increased to allow large trucks (garbage, moving) to manoeuvre the site. This added 400mm to the ground floor height.
2. The ground floor use changed from strictly commercial to both residential and commercial. A slightly higher ground floor height of 5.2m instead of 4m allows the better use of the extra height as a mezzanine floor.
3. The sixth-floor height had to be increased to allow for the additional space required for insulation due to the additional setbacks at this level (step-backs) required for the increased building height to 8 floors. This added 300mm to the overall building height.
4. The building height was originally estimated from the grade at the entrance. Planning staff advised that the building height is to be measured from the average grade. Despite the building's ground floor finish level being lowered, this added an average of 500mm to the overall building height.

As a result, the overall building height has increased by 1040mm in total. This minor increase in building height is a result of more restrictive codes related to building envelope and increased



insulation and more restrictive standards related to site functioning and operations that include buffers or possibly respond to bigger vehicles.

At this time, we are requesting a total height of 28.2m or an increase of 1.2m (with a small margin) whereas 27.0m was previously approved. The additional building height of 1.2m will allow for a better-functioning site and a better-functioning building, which is desirable and beneficial.

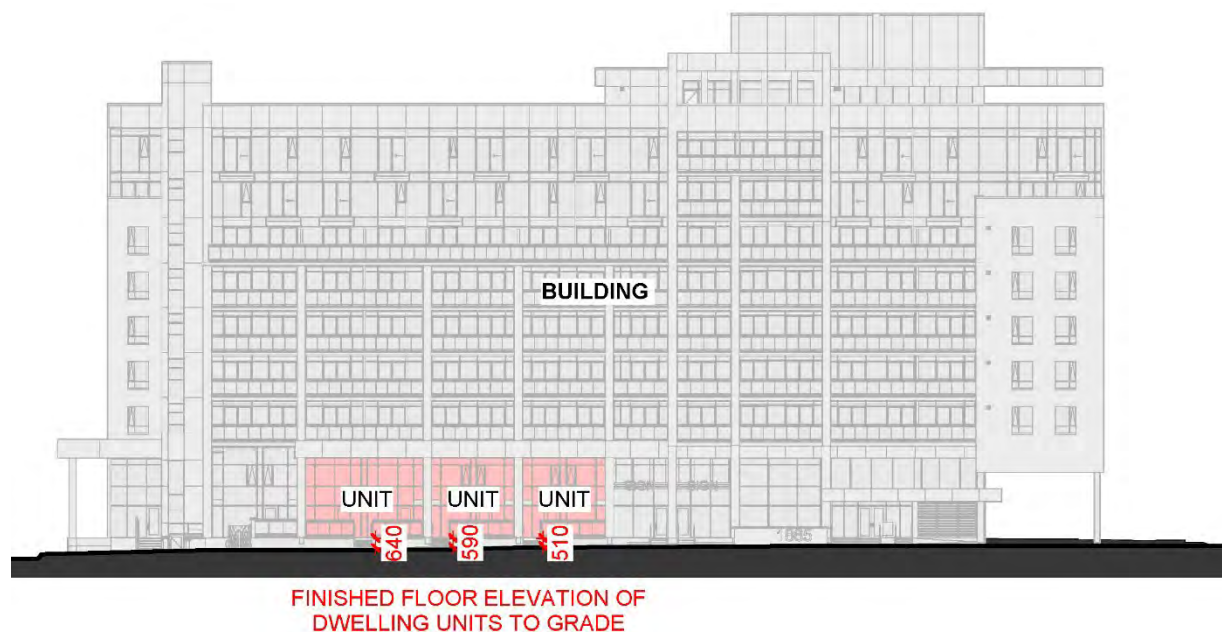


Building Height

2. RESIDENTIAL GROUND FLOOR FINISH ELEVATION

Through discussions with planning and urban planning staff, we were requested to lower the ground floor elevation for two reasons:

1. To allow accessible front entrance, as well as accessible commercial spaces, and
2. To reduce the wall effect of the potential raised basement floor along the street.



Ground Floor Dwelling Units Elevation to Grade



This resulted in a building that is more welcoming, more inclusive, and that better relates to the public realm by avoiding blank walls and minimizing stairs.

The side effect of this is now the residential units on the ground floor are from 640 to 500mm above the adjacent grade which is less than the required min. 900mm from grade. Despite this not meeting the ZB, it is a better design and results in a better building that relates positively to its context.

The ground floor units remain elevated off the grade, accessed via short stairs, and protected via private patios and canopies. The intent of the ZB is thus achieved.

3. ROOF LEVEL AMENITIES

In order to provide a good quality rental building that responds well to future tenants’ needs and market expectations, the Owner opted to add a partial floor of amenities at the roof level.

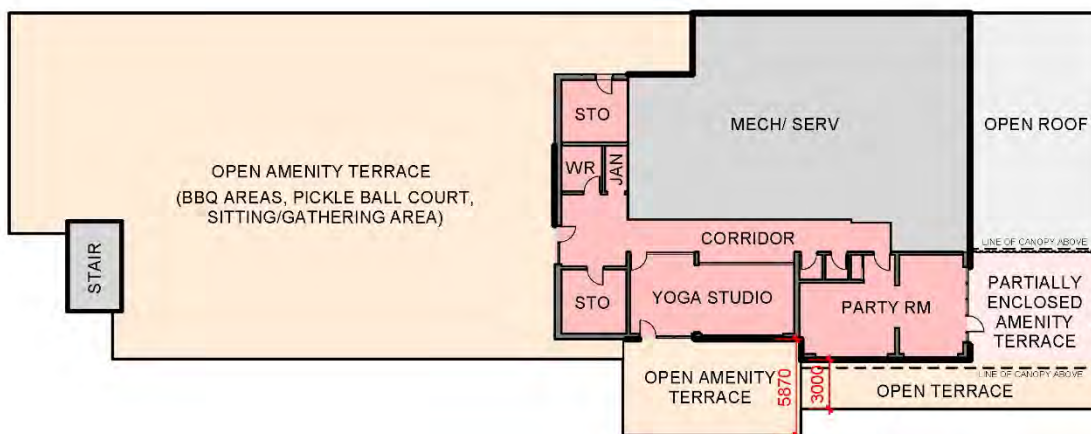
Amenities are highly desirable in residential buildings especially when contribute towards active living and socialization. The amenities provided in this building include a range of indoor and outdoor areas, such as BBQ areas, Pickle Ball Court, and sitting/gathering area, as well as indoor and outdoor yoga and dining lounge.

The ZB allows the roof level amenity to be exempt from the overall building height calculation, provided that this storey complies with the requirements of subsection 10.5.3(d)(iv)(A), (B) & (C) – listed above.

Based on ZB an area of 145m² would be allowed to be enclosed on the roof.

The amenity areas provided include 1) A 169m² indoor amenity area - Yoga Studio, Party Room, Washrooms, and storage 2) a 59m² corridor and vestibule, and 3) A semi-enclosed outdoor terrace (roof only) of 57m².

The total of all these areas is 285m² or 19.5% which is 140m² above the allowed 145m² or 10% of the floor area below. The “real” indoor space (excluding the covered terrace) however, is only 228m² which is 15.6%. (April 15, 2024)



ROOFTOP AMENITY AREA		AREA (m ²)
ENCLOSED AMENITY AREA:		
■	PARTY ROOM	63
■	YOGA STUDIO	48
■	WR	15
■	STORAGE & JAN ASSOCIATED WITH THE AMENITY	43
	TOTAL	169
■	PORTION OF THE BUILDING PROVIDING ACCESS TO AMENITY AREA (CORRIDOR)	59
■	PARTIALLY ENCLOSED AMENITY TERRACE	57
■	OPEN AMENITY TERRACE	



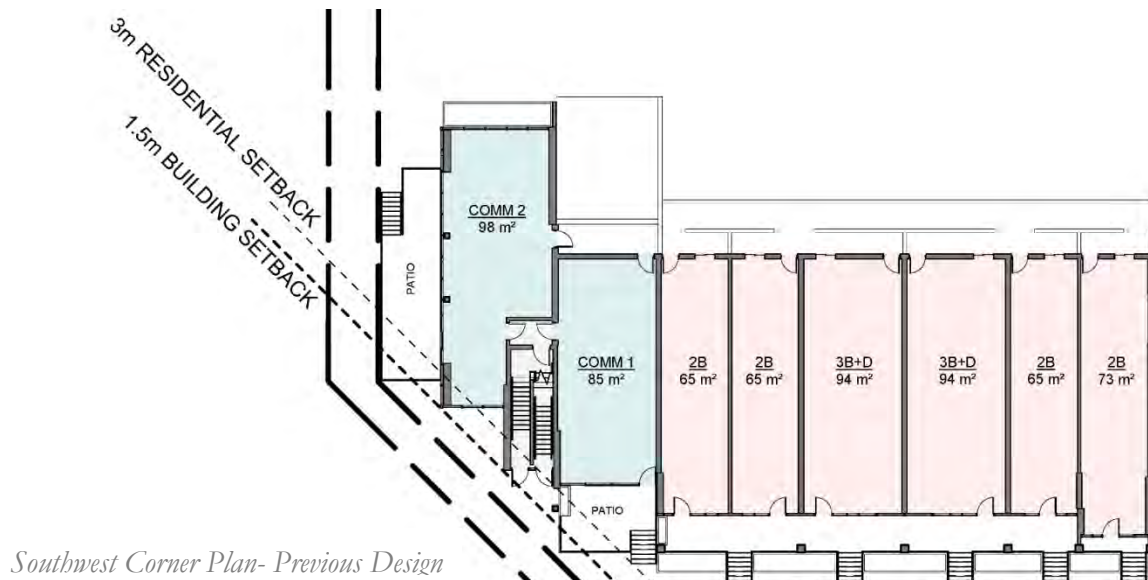
The rest of the roof is open as outdoor amenity areas for BBQs & picnics, gatherings, yoga & and exercise, and a Pickle Ball court, as well as a mechanical area.

A 3.4m will allow sufficient space for HVAC ducts and lighting, leaving a minimum of 3m finished ceiling height which is a comfortable minimum for this type of use.

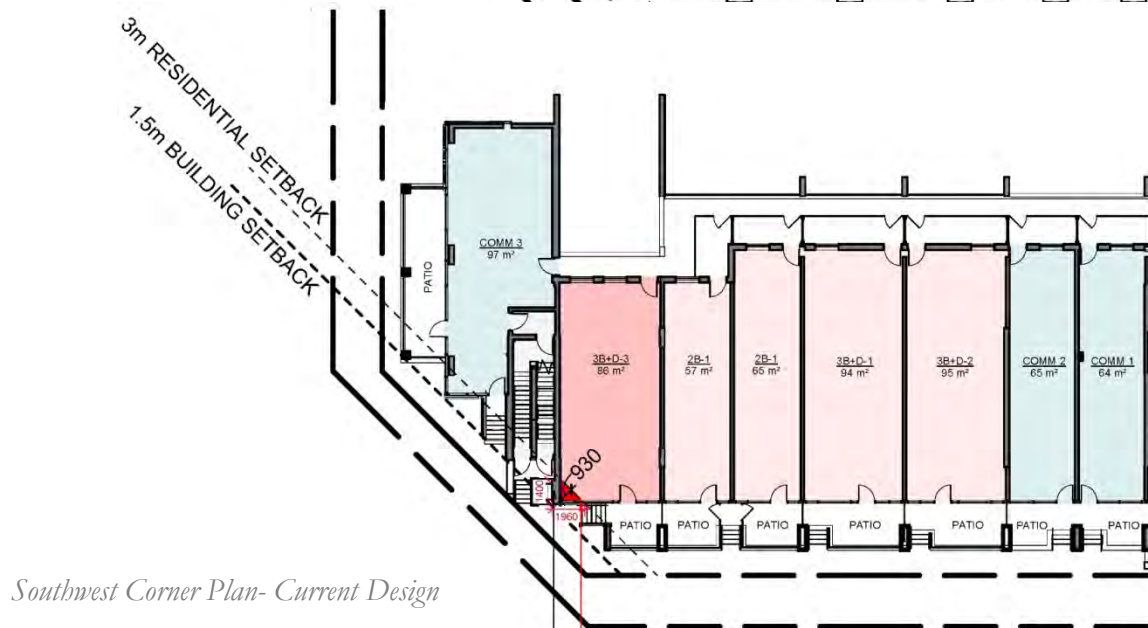
The additional 0.4m to the amenity floor height and the increase of 9.5% to the area will not affect the appearance of the building or its relation to the street, as the amenity areas are well behind the building line and are setback by a minimum of 3m from the exterior walls of the storey directly beneath as shown in the sketch below.

4. RESIDENTIAL AT GRADE SETBACK

The building generally meets and exceeds the required building setback of 1.5m from the street line, being for the most part setback of 3m from Rymal Road. At the corner of the lot and due to the daylight triangle, it gets tight and the building is set at the exact 1.5m required setback.



Southwest Corner Plan- Previous Design



Southwest Corner Plan- Current Design

WALL SUPPORTING THE BALCONIES ABOVE

PORTION OF THE DWELLING UNIT WITHIN THE 3m SETBACK



The original design had commercial units at the corner of the lot facing Columbus Gate Road and the street corner at Rymal Road. Although the commercial unit setback was only 1.5m from the street lot line, that met the ZB, as the 3m setback applied only to residential units.

Through discussions with planning and urban planning staff, some of the commercial units were moved closer to the main entrance (facing Rymal Road) so they could be accessible being adjacent to higher site grades.

This change resulted in a switch in the floor space allocation with residential in the middle and commercial units on each end. Inadvertently, this resulted in a very small portion of one of the (switched units) falling in the 1.5m setback applicable to residential uses on the ground floor.

As can be seen in the provided sketches, this is a minor condition that has no negative impact on the residential unit, the development, or the street. Not only the setback reduction is minor (about 0.9m), but there are no windows for most of this facade that would otherwise potentially affect the unit's functionality or livability.

Allowing this minor variance will not change the massing of the building or its relation to the street, as this portion of the wall supports the balconies above, so even if the unit were to be reduced in size (which would be detrimental to the unit) the wall would have to remain.



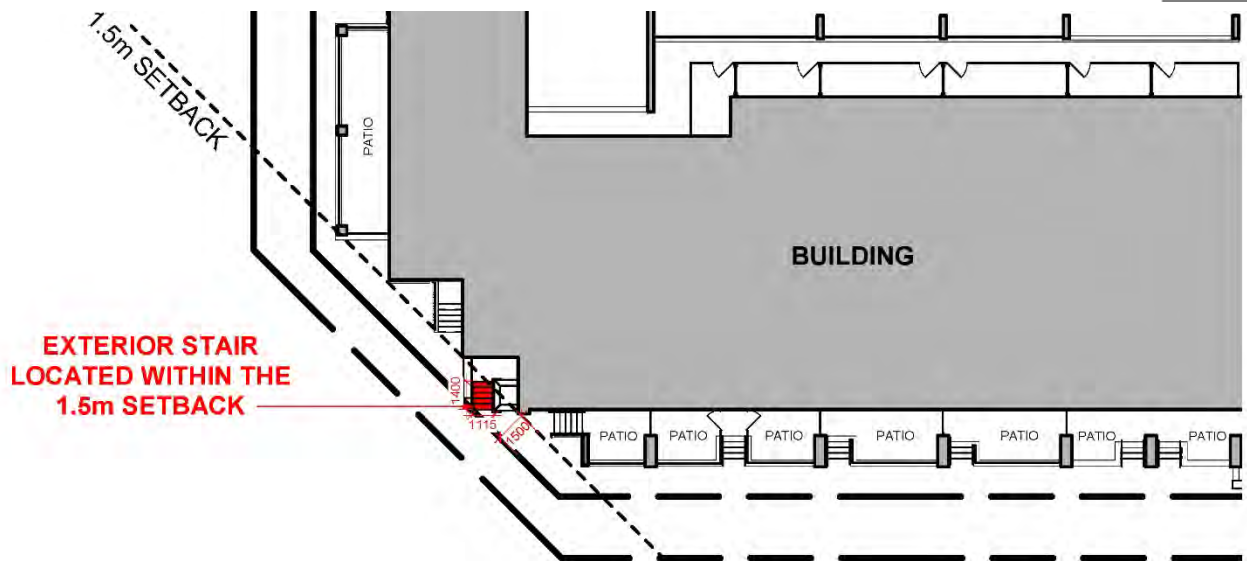
Southwest Corner- 3D view

5. EXTERIOR STAIRS WITHIN SETBACK

The Site slopes down from the east lot line towards the corner at the daylight triangle. Exterior stairs/steps are used to make up the change in grades. These exterior stairs are carefully integrated into the building design: generally, setback behind the setback line and integrated into patios and canopies.

At the corner of the site (at the daylight triangle) space is tight, and the exterior stairs are located within the setback while being fully integrated with the pedestrian walkways.

A part of the exit from the building at the corner of the site facing the daylight triangle is within the 1.5m setback. This exterior stair is at an intermediate level between the ground and basement floors. As such it is lower than the adjacent grade and is not visible from the street. This small portion of the exit is required to be at this position and location for the safety of the residents.

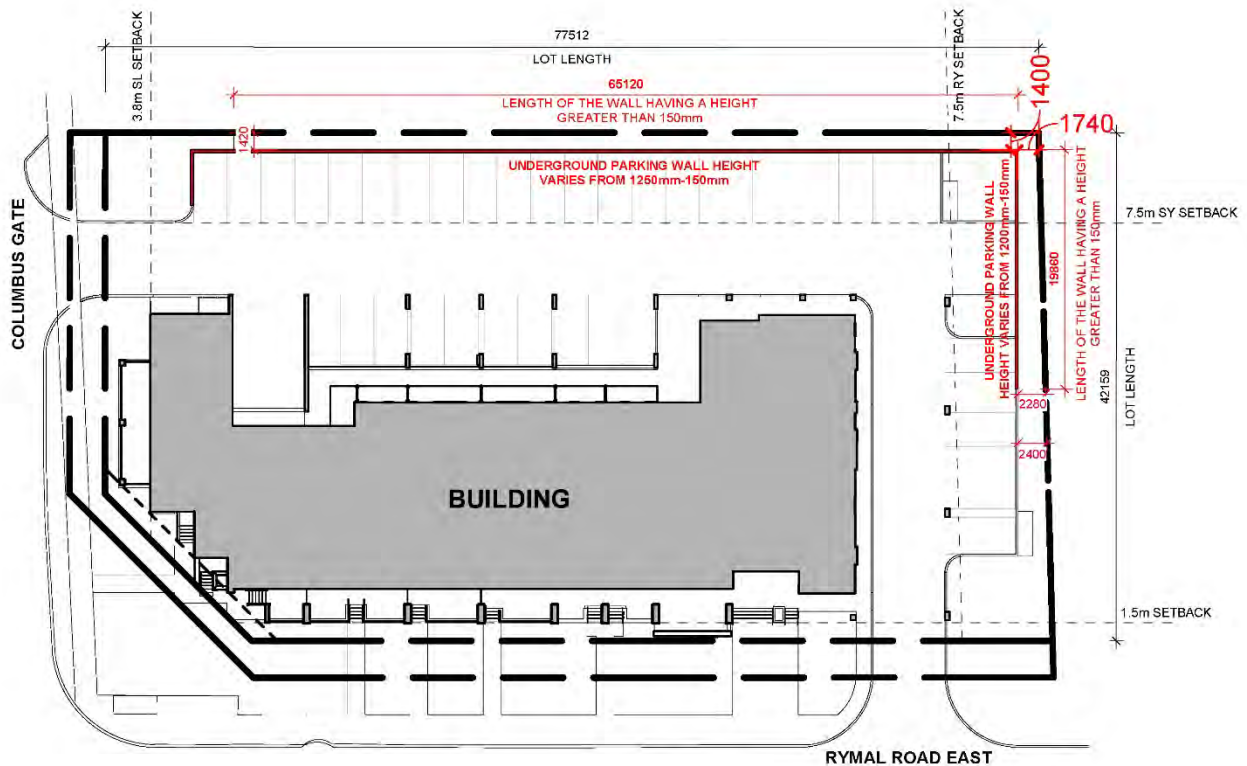


Building Plan at Southwest

6. UNDERGROUND PARKING SETBACK (PROJECTION ABOVE GRADE)

The design of the site aimed to reach a good compromise among various factors of site grading, soil conditions, fit within context, and meeting ZB requirements.

The geotechnical analysis showed rock at about 0.9-1.0m below grade. Building an underground parking garage is complicated and expensive at the best of times. However, this lot not only has a high level of rock that would need to be blasted, but it is also adjacent to a karst that limits and puts special conditions on excavation in this rock. For this reason, and while balancing all other factors, we placed the underground floor elevation as high as practically possible.



Site Plan – Showing Underground Parking Wall (April 15, 2024)

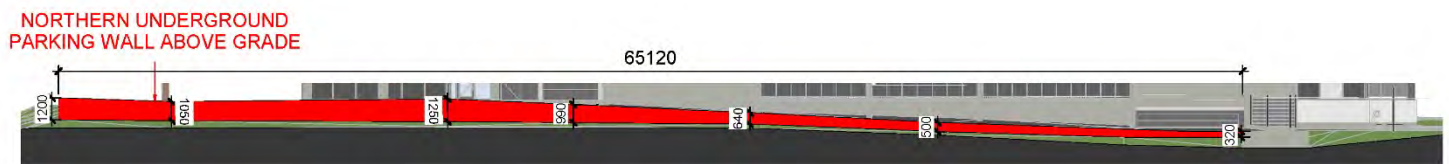


Other factors such as the ones mentioned above, such as items (a), (b) and (d) made us go back and forth in design lifting the building up and pushing it down to balance site functionality related to building height, accessibility, and residential floor elevation at grade.

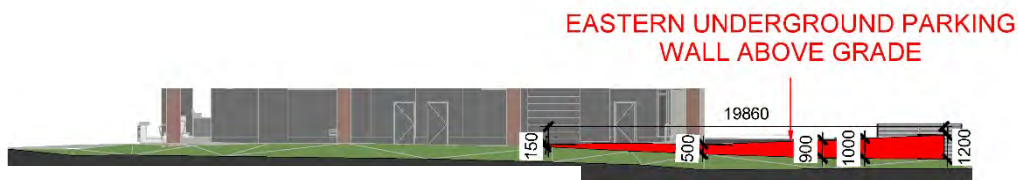
After all the discussions and considerations, which included planning staff, the best outcome was a compromise that resulted in the parking garage sticking above grade minimally along the North lot line by 320 -1250mm and along the East lot line by 1200-150mm (April, 15, 2024). This minor projection of the basement floor wall above grade requires that full building setbacks of 7.5 be applied to the underground garage. This would not be practical, as it would result in the loss of much of the underground parking which is detrimental to the development and users' needs. There is no negative impact from this minor variance. The adjacent neighbouring use north of the Site is a parking.

The 1.2m projection of the basement wall above adjacent ground applies the North & East basement walls of about 20-30% and *is stepped to decrease the height appearance*. The remainder of this wall projects by about 900mm above the adjacent grade (April 15, 2024). The area between the basement wall and the property line will be landscaped and a 1.8m fence will be installed along the lot lines.

As such, and as seen in the elevations below, this minor additional wall height will hardly be visible. There is no adverse impact on the neighbouring property as a result of this minor increase in the basement floor projection or setback reduction.



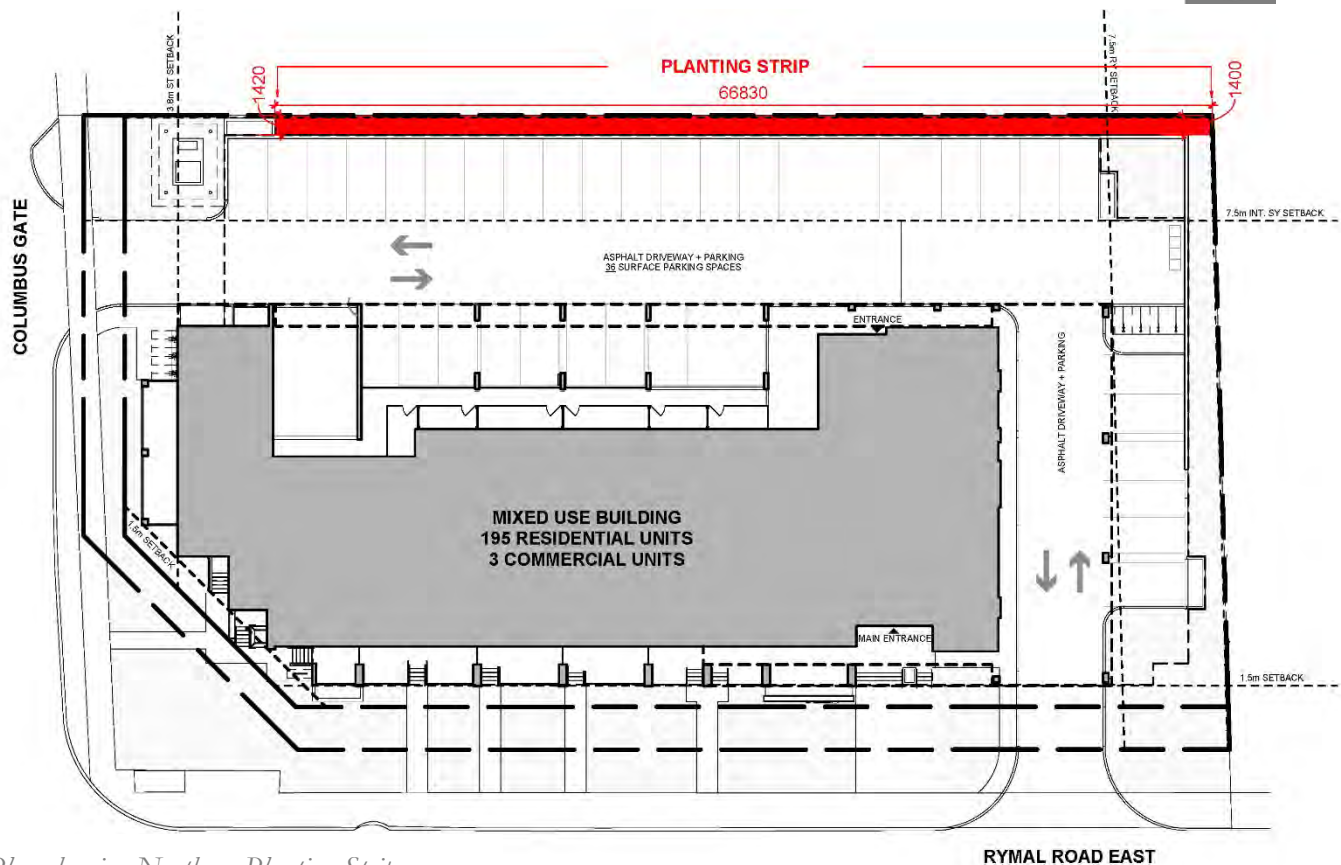
Northern Underground Parking Wall Elevation



Eastern Underground Parking Wall Elevation

7. PLANTING STRIP WIDTH AGAINST RESIDENTIAL

The planting strip along the north property line adjacent to the parking is reduced by 0.1m from 1.5m to 1.4m. This reduction was a result of the underground garage walls being used as retaining walls for ease of construction. This is a minimal change that is needed to make the Site (driveway & parking) and the underground parking garage (driveways & parking) work. The reduction of the planting strip width will not change the intended use of this strip in terms of planting due to this minor reduction. There is a driveway located immediately behind the planting strip on the neighbouring lot, so the need for privacy is minimal if any. Furthermore, a 1.8m fence is planned at this location against the neighbouring property that happens to be also a parking area.



Site Plan showing Northern Planting Strip

8. PLANTING STRIP OBSTRUCTION

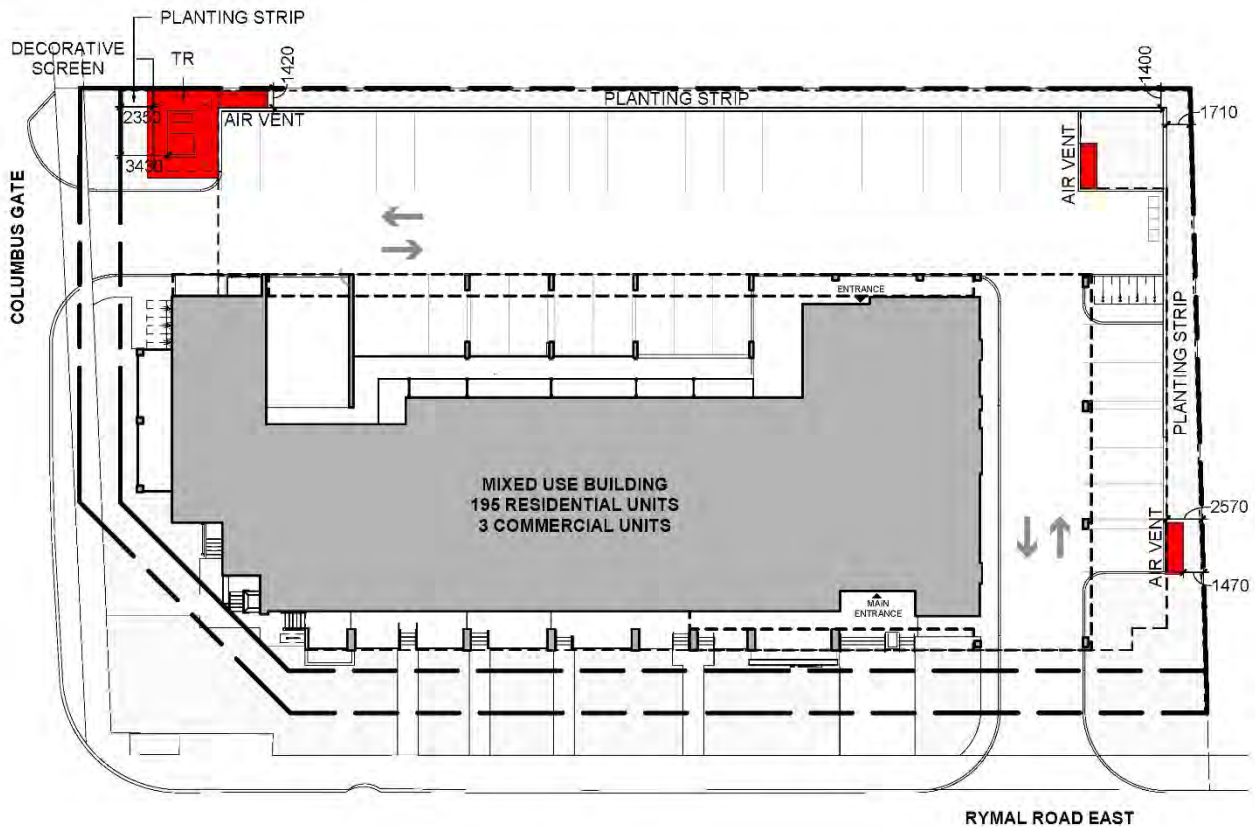
A vent for the benefit of the underground garage is located at each of the planting strips along the north and east property lines.

A transformer and its concrete pad is located within the planting strip along Columbus Gate.

These are minor structures that occupy only a portion of these planting strips and are necessary for the functioning of the building. These locations are determined based on engineering and utility requirements and are not subject to a great deal of freedom.

The vent is a structure that is a hollow shaft with its top curb flush with the adjacent grades and covered with a grille. As such a vent serving the underground garage does not have any height and does not create a visual obstruction. Each vent is about 1.4m x 3m long occupying less than 5% and 10% of the planting strips along north and east of the planting strips respectively.

The transformer concrete pad overlaps by 0.65m with the required 3m width of the planting strip along Columbus Gate. The concrete pad is about 150mm above adjacent grade. The transformer itself is located 3.4m from the property line completely outside the planting strip. The reduction of the planting strip by 650mm will not hugely affect the planting proposed at this location, as the remaining width of 2.350m allows ample space for planting that will provide the desired screening. Furthermore, a decorative privacy screen is being proposed at this location to further improve the visual appearance of the site.



North & East Planting Strips

RYMAL ROAD EAST

Conclusion

1. THE REQUESTED RELIEFS ARE MINOR IN NATURE

The requested reliefs are minor in nature as they do not change the essence of the development or building (as previously approved) as an 8-storey mixed-use building.

- The minor increase in building height of 1.2m does not affect neighbouring properties adversely. The building is located at a street intersection and internal to the site with an interior side setback (north) of 13.4 which well exceeds the 7.5m minimum and a rear setback (east) of 7.5m.
- The building is stepped back from the street along Rymal Road East to minimize its height appearance from the street.
- The additional height does not increase the shadows generated by the building in any noticeable manner. As shown in the example sketches below, the black represents the building shadow effect at 28.2m, while the red illustrates the shadows at a height of 27m. (Additional shadow diagrams are attached at the end of this letter.) These diagrams illustrate that there is no substantial change in the shadowing effect as a result of the minimal (1.2m) increase in height.



Shadow Diagram- March 21 @ 10:00 a.m.



Shadow Diagram- September 21 @ 10:00 a.m.

- The reduction in the finish floor elevation of the ground floor units from 900mm to 500 above adjacent grades, is minor and does not affect the street the neighbours or the intended uses in any negative manner. There is no real loss of privacy for the residential units as these are well set back into the site behind patios and sheltered with canopies in fact, this is a desirable relief as it allows the building to better relate to the street and be more accessible and inclusive.
- The requested reliefs related to the rooftop amenity to relax (slightly) the restrictions to allow it not to be considered a storey is also minor as:
 - the indoor roof amenity area is very small at 19.5% of the floor area below instead of 10% and a portion of this area is a covered outdoor terrace,
 - The additional 0.4m height will allow a more usable and more comfortable ceiling height that suits the intended use as busy exercise and recreation spaces.

Not only the provided amenities are desirable for the building but this area has no impact on the neighbouring properties or the public realm especially being so high above the ground at the roof of the 8th floor and well setback behind the building line.

- The requested relief from the minimum 3m to 1.5m setback for residential use at grade is minor as it relates to a very small portion of a single unit at its exterior corner wall. This relief does not affect the functionality of the residential unit or compromise its privacy, as most of this wall is solid.
- The requested relief related to the parking garage setback is minor due to its minimal projection above the grade. The proposed projection/ height above grade is small ranging from 320-1250mm (reduced after consultation with staff April 15, 2024) and the requested relief has no adverse effects on the neighbouring properties or the public realm.
- The requested relief to reduce the width of the planting strip by 0.1m to 1.4m is minor as it has minimal if any, effect on the landscaping or privacy.
- The requested relief for allowing the vents and minor structures within the planting strip is minor, as the vents cover only a small part of the landscaping strip, will not affect the landscaping, and the vents are not visible due to being in-ground structure with no height above grade. Additionally, the screen for the transformer is desirable since it enhances the visual attractiveness and screens the transformer and parking behind it. (April 15, 2024)



2. THE REQUESTED RELIEFS ARE DESIRABLE FOR THE DEVELOPMENT AND USE OF THE LAND OR BUILDING

The requested reliefs are desirable for the development as they will allow this development to move forward providing 195 new, affordable, highly sustainable, rental units to potential renters at a time of much need for housing.

The requested reliefs are a result of detailed design in conjunction with planning staff and engineering consultants for what best suits the Site and its context, as well as the public realm. Often design requires some compromise in the details to achieve a well-working whole. In fact, many of the requested reliefs are a result of discussions and recommendations by planning staff which improved the development in how it relates to the street.

3. THE REQUESTED RELIEFS MAINTAIN THE GENERAL INTENT AND PURPOSE OF THE ZONING BY-LAW (ZB) AND OFFICIAL PLAN (OP)

The proposed development meets the intent of the ZB & OP, as it provides a mixed-use building with high density along an intensification corridor.

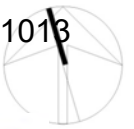
- It is an intensification project in a changing neighbourhood that will set a high standard for mixed-use development in this area.
- It provides mid-rise, affordable, rental housing that is generally missed in the housing market (missing middle).
- It meets the general OP and ZB regulations (and regulations approved by this committee) related to height, setbacks, uses, parking, etc.
- The requested reliefs are minor, relating to the site and building specificity, allowing both to function better and generally apply only to small parts of the building.

Based on the above we recommend that the Committee approve this application.

Respectfully,

Reema Masri, Architect
B.Sc. Arch. Eng., OAA, MRAIC
Masri O Inc. Architects

Attachments: Application for Minor Variance, Architectural Drawings, Scan of the Cheque for the Required Recirculation Fee



SPRING



SUMMER



FALL



WINTER



From: [Morton, Devon](#)
To: [Samineh Sam](#)
Cc: [rmasri](#); [Kehler, Mark](#)
Subject: Update - DA-21-017
Date: April 23, 2024 5:07:06 PM
Attachments: [image001.png](#)

Hi Sam,

Thank you for sending me the materials to rebuild the file.

I have drafted the clearance tracking sheet and wanted to confirm in writing what has been cleared. Please see below:

Condition 2b – Partially Cleared August 29, 2023 (Forestry, as it relates to Public Trees). I will require clearance from Natural Heritage as it relates to Private Trees.

Condition 2f – Partially Cleared November 24, 2023 (Waste Management). I will require you to make the appropriate revisions to the Landscape Plan (see condition 2f within conditional approval letter).

Condition 3d – Cleared October 4, 2023 (Transportation Planning).

Condition 3e – Partially Cleared September 2023 (Natural Heritage). I will require clearance from Forestry and Urban Design.

-
Driveway Access and Design – Cleared November 30, 2023 (Transportation Planning).

-
Archaeological Assessment – Cleared November 9, 2023 (Cultural Heritage).

Garage Ramp Letter – Cleared November 30, 2023 (Transportation Planning).

If you have any questions, please let me know.

Thank you,

Devon M. Morton, MCIP, RPP (he/him/his)
Planner I – Site Plan
Heritage and Urban Design
Planning & Economic Development Department
City of Hamilton, 71 Main St. W., 4th Floor, L8P 4Y5
Ph: (905) 546 2424 ext. 1384
Email: Devon.Morton@hamilton.ca

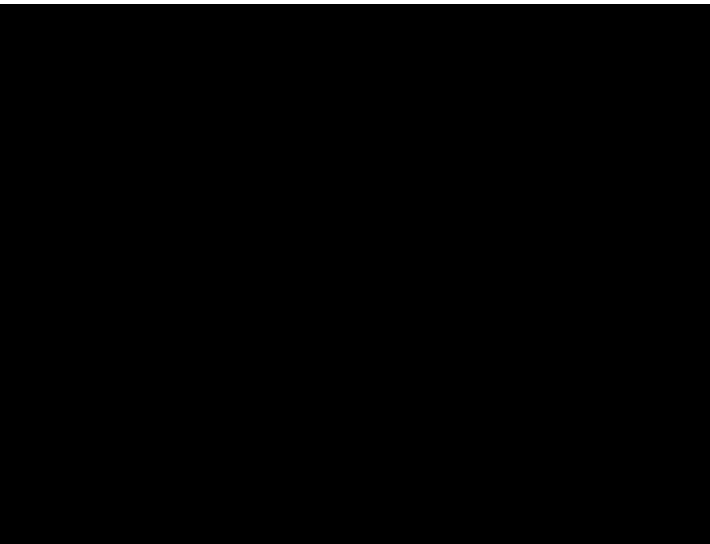




Hamilton

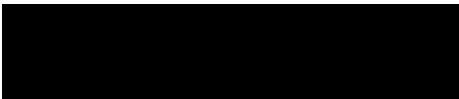
APPLICATION FOR A MINOR VARIANCE/PERMISSION
 UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME
Registered Owners(s)	
Applicant(s)	
Agent or Solicitor	

1.2 All correspondence should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.3 Sign should be sent to Purchaser Owner
 Applicant AgentSolicitor

1.4 Request for digital copy of sign Yes* 

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.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	1865 Rymal Road East, Hamilton, Ontario		
Assessment Roll Number	00385084000		
Former Municipality	City of Hamilton		
Lot	Part of lot 32	Concession	8
Registered Plan Number		Lot(s)	Part of lot 32
Reference Plan Number (s)	62R- 21961	Part(s)	1

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:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

To allow for these items: 1) A maximum height of 28.2m, whereas a maximum of 27m is allowed (Per the previous CofA application, HM/A-22:131)- 2) Ground-floor dwelling units have a finished floor elevation of less than 900mm above grade. 3) The roof level amenity area has 19.5% of the floor area beneath and height of 3.4m- 4) A portion of a dwelling unit (located in the southwest corner) to be 1.5m from the property line, whereas a 3.0m setback is required- 5) The exterior staircase (located in the southwest corner) encroaches into the setback- 6) North and east retaining walls projecting more than 150mm into rear and side yard setbacks- 7) The planting strip on the North side is 1.4m wide.- 8) air vent grills, the transformer, and its structures obstruct the planting strips.
Please refer to the architect's letter for more information.

Second Dwelling Unit

Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

The approval of the noted conditions will help better situate the building on the site topography and allow it to better relate to the street, as well as provide valuable amenities for the residents of this apartment building with affordable units.
Please refer to the architect's letter for more information.

3.3 Is this an application 45(2) of the Planning Act.

Yes

No

If yes, please provide an explanation:

N/A

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
65	42	3550	24

4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
N/A				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Concrete Apartment Building	3.8	7.5	13.4	11/01/2023

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
N/A				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Concrete Apartment Building	981 m2	Approx. 12959 m2	8	28.2

- 4.4 Type of water supply: (check appropriate box)
- publicly owned and operated piped water system
- privately owned and operated individual well

- lake or other water body
- other means (specify)

- 4.5 Type of storm drainage: (check appropriate boxes)
- publicly owned and operated storm sewers
- swales

- ditches
- other means (specify)

4.6 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) _____

4.7 Type of access: (check appropriate box)

provincial highway

right of way

municipal road, seasonally maintained

other public road

municipal road, maintained all year _____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Mixed-use Building

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Single Family/ Townhouse (on the North side of the site)

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

November 2021

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single Family

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Vacant

7.4 Length of time the existing uses of the subject property have continued:

Unknown

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

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

(Please see the attached letter provided.)

7.6 What is the existing zoning of the subject land? C5-589 Zone

7.8 Has the owner previously applied for relief in respect of the subject property?

(Zoning By-law Amendment or Minor Variance)

Yes

No

If yes, please provide the file number: Committee of Adjustment No. HM/A-22:131

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

 Yes No

If yes, please provide the file number: _____

7.10 If a site-specific Zoning By-law Amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?

 Yes No

7.11 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being “received” for processing.

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 0

8.2 Number of Dwelling Units Proposed: 195

8.3 Additional Information (please include separate sheet if needed):

(Please see the attached letter provided.)

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
 - Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
 - Minimum Distance Separation Formulae (data sheet available upon request)
 - Hydrogeological Assessment
 - Septic Assessment
 - Archeological Assessment
 - Noise Study
 - Parking Study
-
-



Hamilton

HM/A-23:261 – 1865 Rymal Road East, Stoney Creek

Recommendation:

Development Planning - Approve

Proposed Conditions:

1. That the proposed variances only apply to the proposed site plan, as identified on submitted site plan titled "Site Plan" dated 2023.12.08.

Proposed Notes:



Hamilton

Development Planning:

Background

To facilitate the construction of a mixed-use building containing a total of 195 dwelling units and ground floor commercial.

The variances are necessary to facilitate Site Plan Control Application DA-21-017. Conditional approval was granted on November 9, 2022, to permit construction of an eight storey (27.00 metre) mixed use building with 172 residential units, 317.00 square metres of commercial floor area and 107 parking spaces, including 35 surface parking spaces and 72 below grade parking spaces.

On May 26, 2022, the Committee of Adjustment approved Minor Variance application HM/A-22:131, to permit a maximum building height of 27.0 metres.

On June 11th, 2024, the Committee of Adjustment tabled Minor Variance application HM/A-23:261 in order for the revised site plan to be reviewed comprehensively by staff.

Analysis

Urban Hamilton Official Plan and Trinity West Secondary Plan

The Urban Hamilton Official Plan designates the property as “Mixed Use – Medium Density” in Schedule E-1 – Urban Land Use Designations. Mixed use multiple dwellings are permitted in the above designation. Staff note that Official Plan Amendment No. 167 came into effect as of November 4, 2022.

The Trinity West Secondary Plan designates the property as “Mixed Use – Medium Density” in Land Use Plan Map B.7.7-1 and further identifies the northeast corner of the subject lands as “Core Areas” and “Area Specific Policy USC-1 (Eramosa Karst)” in Natural Heritage System Map B.7.7-2.

The following policies, amongst others, apply to the proposal:

Volume 1

E.4.6.7 Lands designated Mixed Use - Medium Density shall contain a range of densities and building heights to a maximum of six storeys, which shall be set out in the implementing zoning by-law. The specific permitted heights and densities shall depend on the area and be established through secondary plans where one exists and the zoning by-law.

E.4.6.8 Additional height up to a total of 12 storeys may be permitted without an amendment to this Plan, provided the applicant demonstrates:



Hamilton

a) there are no adverse shadow impacts created on existing residential uses within adjacent lands designated Neighbourhoods;

b) buildings are progressively stepped back from adjacent areas designated Neighbourhoods. The Zoning by-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and,

c) buildings are stepped back from the street to minimize the height appearance from the street, where necessary.”

a) The development shall provide for a mix of unit sizes to accommodate a range of household sizes and income levels, to be implemented through the Zoning By-law; (OPA 167)

b) The development shall incorporate sustainable building and design principles including but not limited to use of locally sourced and/ or recycled materials, water conservation and energy efficiently techniques and low impact development approaches: (OPA 167)

c) there are no adverse shadow impacts created on existing residential uses within adjacent lands designated Neighbourhoods;

d) buildings are progressively stepped back from adjacent areas designated Neighbourhoods. The Zoning by-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and,

e) buildings are stepped back from the street to minimize the height appearance from the street, where necessary.

Volume 2

B.7.7.4.1. In addition to Section E.4.6 – Mixed-Use – Medium Density of Volume 1, the following policies shall apply to the lands designated Mixed-Use – Medium Density on Map B.7.7-1 – Trinity West – Land Use Plan:

d) Direct access to individual properties or units from Rymal Road shall be discouraged; shared or combined common access points and rear lane arrangements shall be provided, where possible, through land consolidation and/or rights-of-way.

f) Where Core Areas and Area Specific Policy – USC-1 areas occur within the Mixed-Use – Medium designation, as shown on Map B.7.7.2 – Trinity West – Natural Heritage System, the policies in Section 2.0 – Natural Heritage System of Volume 1 and USC-1 of Volume 3 shall also apply.



Hamilton

Volume 3 – USC-1

1.0 In addition to the policies of Section C.2.0 – Natural Heritage System of Volume 1, the following policies shall apply to the lands located [within] the entire Feeder Area as identified in Figure 2 to the Eramosa Karst ANSI report (Buck, Worthington and Ford, 2003) shown as Area Specific USC-1 on Map SC-1:

a) The Eramosa Karst Area of Natural and Scientific Interest (ANSI) has been divided into various zones, with different levels of protection. The Core Area includes the highest density of significant features and has been identified as a Core Area in the Natural Heritage System. The Feeder Area includes all of the watersheds for streams that contribute flow to the provincially significant karst systems in the Core Area. The Feeder Area provides water flows which are important to the continued functioning and development of the karst features within the Core Area.

b) Notwithstanding Section C.2.0 – Natural Heritage System of Volume 1, the Feeder Area shall be afforded a level of protection to ensure that:

- i) the flows of the creeks into the Core Area are substantially maintained (i.e. stream discharge including low flow and high flow characteristics and discharge response to runoff events);
- ii) water quality is improved (i.e. primarily a reduction in sediment load); and,
- iii) protective measures are employed to reduce the risk of contamination of surface streams by substances that would significantly impact groundwater and the karst.

c) Notwithstanding Section C.2.0 – Natural Heritage System of Volume 1, no development shall occur within the Feeder Area unless it can be shown, through technical studies completed to the satisfaction of the City, the Province and the Conservation Authority, that these objectives shall be met. Individuals who review these studies must have expertise in environmental hydrology and geomorphology, and civil engineering.

Zoning By-law City of Hamilton 05-200

The subject site is zoned “C5, 589” (Mixed Use Medium Density) which permits the use.

Variance 1

1. The finished floor elevation of any dwelling unit shall be a minimum of 0.5 metres above grade whereas the by-law required the finished floor elevation of any dwelling unit to be a minimum of 0.9 metres above grade.

The intent of this provision is to ensure the privacy of ground floor residential units by reinforcing a clear physical delineation between the residential use and public realm.

Staff are of the opinion that the variance maintains the general intent of the By-law as a physical delineation between the residential dwelling and public realm is being maintained. Staff note that the

HEARING DATE: September 24, 2024



Hamilton

proposal is still providing 0.5 metres above grade, which provides an elevation for the units from the street level. Staff further note that the majority of the units are setback greater than 3.0 metres from the lot line, which provides a transition between the public and private realm. Staff are of the opinion the variance is minor in nature and desirable for the development as no negative impacts are anticipated to the subject site or surrounding area. Staff are of the opinion that the variance meets the four tests of a minor variance. Based on the foregoing, **staff support the variance.**

Variance 2

2. A minimum setback of 1.5 metres shall be permitted from a street for a building with residential units on the ground floor facing a street instead of the minimum 3.0m setback required from a street for a building with residential units on the ground floor facing a street.

The intent of this provision is to provide a distance separation reinforcing a clear physical delineation between a residential unit and a street and to ensure sufficient space to allow for entering and exiting the residential dwelling.

Staff note that only a small portion of the building containing a residential dwelling unit on the ground floor is less than the required 3.0 metre setback due to the subject site being a corner lot and setbacks from the daylighting triangle. Furthermore, staff note that there will be additional buffer between the lot line and street within the public realm that will provide a distance separation between the residential unit and street. Staff are of the opinion that the general intent of the By-law is being maintained as sufficient space is being provided between the residential dwelling and street line. Staff are of the opinion the variance is minor in nature and desirable for the development as no negative impacts are anticipated to the subject site or surrounding area. Staff are of the opinion that the variance meets the four tests of a minor variance. Staff note that if the variance is approved that a condition be added to the approval that the variance only apply to the portion of the building as identified on submitted site plan titled "Site Plan" dated 2023.12.08. Based on the foregoing, **staff support the variance.**

Variance 3

3. A minimum rear yard of 1.7m shall be permitted for any underground parking structure walls projecting more than 0.15m above grade instead of the minimum 7.5m rear yard required.

The intent of this provision is to ensure sufficient space is provided for access, grading, and to ensure that proper massing is being provided. Staff defers any grading concerns to Development Engineering.

Staff note that the technical rear yard for the corner lot is the eastern lot line, which acts as the subject sites side yard. Staff are of the opinion that the variance maintains the general intent of the By-law as sufficient access and massing is being proposed. Staff note that only a small portion of a retaining wall in the northeast corner of the subject lands, projecting up to 1.2 metres above grade, requires the variance within the rear yard. Staff are of the opinion the variance is minor in nature and desirable for the development as no negative impacts are anticipated to the subject site or surrounding area. Staff are of the opinion that the variance meets the four tests of a minor variance. Staff note that if the



Hamilton

variance is approved that a condition be added to the approval that the variance only apply to the portion of the building as identified on submitted site plan titled "Site Plan" dated 2023.12.08. Based on the foregoing, **staff support the variance.**

Variance 4

4. A minimum interior side yard of 1.4 metres shall be permitted for any underground parking structure walls projecting 0.15 metres above the adjacent grade instead of the minimum 7.5m interior side yard required for a lot abutting a Residential or Institutional zone or lot containing a residential use.

The intent of this provision is to ensure sufficient space is provided for access, grading, and to ensure that proper massing is being provided. Staff defers any grading concerns to Development Engineering.

Staff note that due to the technical interior side yard is the north lot line, which acts as the rear yard. Staff are of the opinion that the variance maintains the general intent of the By-law as sufficient access and massing is being proposed. Staff note that only the rear portion of a retaining wall in the northeast corner of the subject lands, projecting up to 1.2 metres above grade, requires the variance within the side yard. Staff are of the opinion the variance is minor in nature and desirable for the development as no negative impacts are anticipated to the subject site or surrounding area. Staff are of the opinion that the variance meets the four tests of a minor variance. Staff note that if the variance is approved that a condition be added to the approval that the variance only apply to the portion of the building as identified on submitted site plan titled "Site Plan" dated 2023.12.08. Based on the foregoing, **staff support the variance.**

Variance 5

5. A maximum building height of 28.2 metres shall be provided instead of the maximum permitted 27.0 metres.

The intent of this provision is to limit massing and the height of the dwelling to ensure compatibility to the surrounding uses.

The complete application for site plan was received and conditionally approved prior to OPA 167. Conditional site plan approval was granted for a development which was consistent with the intent of the official plan as it read prior to OPA 167. Staff note that note that urban design staff have comprehensively reviewed the proposal and have no concerns regarding the height or massing.

Staff are of the opinion that the variance maintains the general intent of the By-law as the increase of 1.2 metres will not create negative massing to adjacent properties and will be compatible with the surrounding and future uses. Staff are of the opinion the variance is minor in nature and desirable for the development as no negative impacts are anticipated to the subject site or surrounding area. Staff are of the opinion that the variance meets the four tests of a minor variance. Based on the foregoing, **staff support the variance.**



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Variance 6

6. A minimum 1.4m wide planting strip shall be permitted along the northerly lot line instead of the minimum 1.5m wide planting strip required where a property line abuts a property line with an Institutional zone and where a parking lot is located.

The intent of this provision is to provide a visual planting buffer between an institutional use and parking lot.

Staff are of the opinion that the variance maintains the general intent of the By-law as the 1.4m wide planting strip will provide a buffer between an institutional use and parking lot. Staff are of the opinion the variance is minor in nature and desirable for the development as no negative impacts are anticipated to the subject site or surrounding area. Staff are of the opinion that the variance meets the four tests of a minor variance. Based on the foregoing, **staff support the variance.**

Variance 7

7. A planting strip may be obstructed by an underground garage vent and a hydro transformer and associated support structures including a concrete pad and decorative screen instead of the requirement that a planting strip may not include underground garage vents or hydro transformers as defined.

The intent of this provision is to ensure no obstructions are placed within the visual buffer.

Staff note that the underground garage vent and hydro transformer is located at the corner of the subject site and has been identified to be screened from public view as well as having a planting strip between the transformer and street line. Staff are of the opinion that the variance maintains the general intent of the By-law as the transformer and vent will be screened from the public view and will not interfere with the proposed planting strip. Staff are of the opinion the variance is minor in nature and desirable for the development as no negative impacts are anticipated to the subject site or surrounding area. Staff are of the opinion that the variance meets the four tests of a minor variance. Based on the foregoing, **staff support the variance.**

Variance 8

8. An exterior staircase shall be permitted to be as close as 0.0m from a side lot line whereas the zoning By-law permits an exterior staircase to encroach a maximum of 1.5m or to a maximum of half the distance of the required yard, whichever is the lesser.

Staff note that due to the subject site being a corner lot, the technical interior side lot yard is proposed to function as the front lot line. Staff defers any visibility concerns to Transportation Planning staff. Staff are of the opinion that the variance maintains the general intent of the By-law as sufficient visibility will be proposed. Staff note that only a small portion of the building will project into the required side yard. Staff are of the opinion the variance is minor in nature and desirable for the development as no negative

STAFF COMMENTS**HEARING DATE: September 24, 2024**

Hamilton

impacts are anticipated to the subject site or surrounding area. Staff are of the opinion that the variance meets the four tests of a minor variance. Staff note that if the variance is approved that a condition be added to the approval that the variance only apply to the portion of the building as identified on submitted site plan titled "Site Plan" dated 2023.12.08. Based on the foregoing, **staff support the variance.**

Variance 9

9. A rooftop level amenity area shall be permitted to contain a maximum area of 19.5% of the floor area directly beneath and a maximum height of 3.4m whereas the zoning by-law permits a rooftop amenity area to consist of only 10.0% of the floor area directly beneath and a maximum height of 3.0m.

The intent of this provision is to limit rooftop amenity and to ensure that the rooftop amenity area is screened away from the rooftop edge.

Staff are of the opinion that the variance maintains the general intent of the By-law as the proposed amenity area will still be less than the floor area beneath it and will be sufficiently screened away. Staff are of the opinion the variance is minor in nature and desirable for the development as no negative impacts are anticipated to the subject site or surrounding area. Staff are of the opinion that the variance meets the four tests of a minor variance. Based on the foregoing, **staff support the variance.**

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	<ol style="list-style-type: none"> 1. The variances are necessary to facilitate Site Plan Control Application DA-21-017. 2. Insufficient details were provided regarding the parking areas including an underground parking floor layout from which to confirm compliance respecting parking spaces sizes, access widths, minimum number of parking spaces, barrier free parking etc. Therefore, further variances may be required. 3. Details regarding bicycle parking were not provided. Therefore, the applicant shall ensure that required short term and long-term bicycle parking is provided; otherwise, further variances shall be required. 4. Please be advised a portion of the property falls under Hamilton Conservation Authority regulated lands.
Notes:	

STAFF COMMENTS**HEARING DATE: September 24, 2024**

Hamilton

Development Engineering:

Recommendation:	No Comments.
Proposed Conditions:	
Comments:	
Notes:	

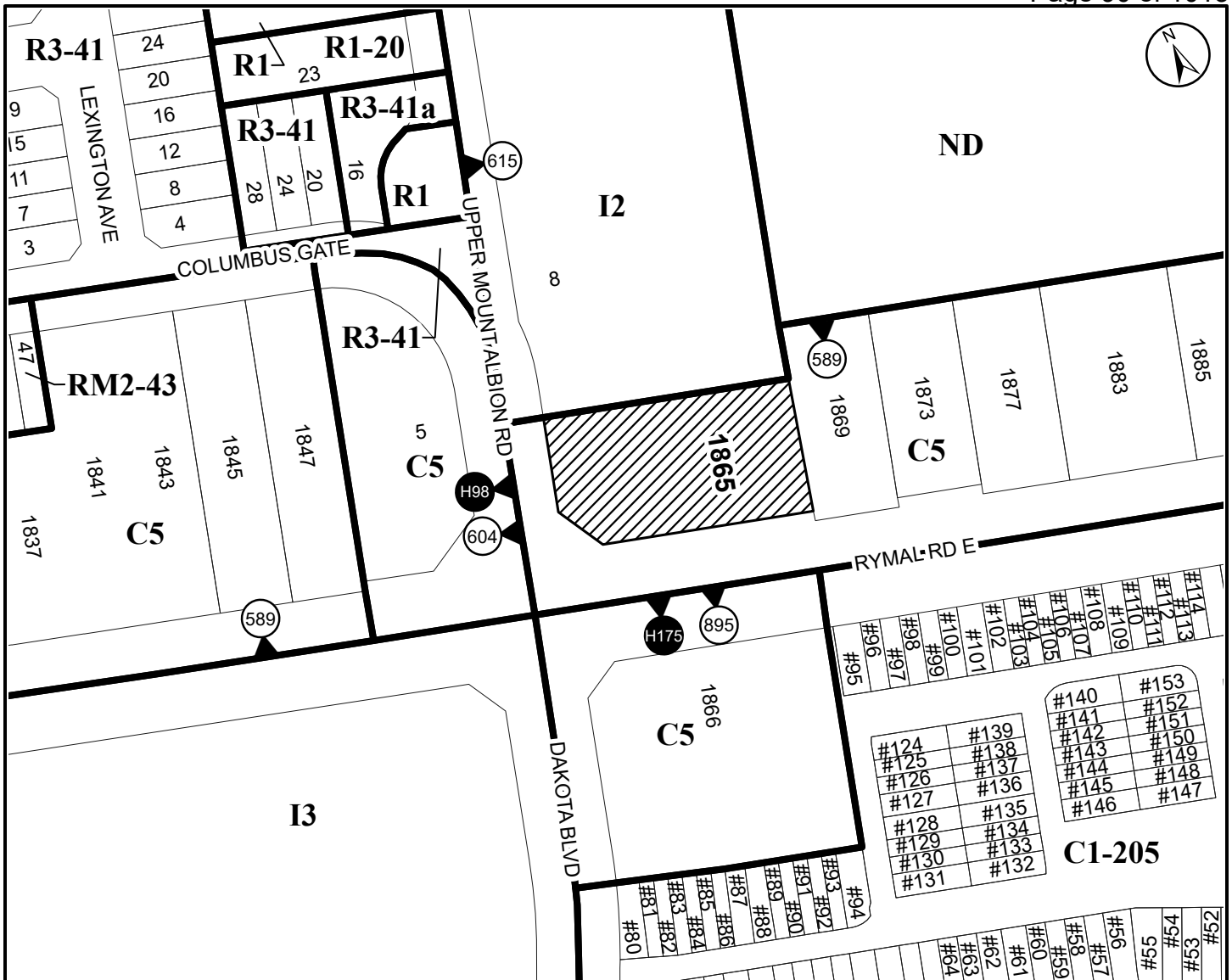
Building Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Notes:	<p>A building permit is required for the construction of the proposed eight (8) storey mixed use building.</p> <p>Be advised that Ontario Building Code regulations may require specific setback and construction types.</p>

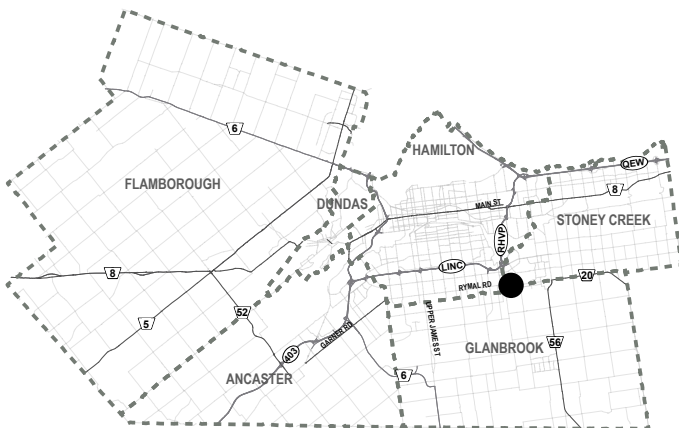
Transportation Planning:

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Notes:	

Please Note: Public comment will be posted separately, if applicable.



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



1865 Rymal Road East,
Stoney Creek (Ward 9)

File Name/Number:

HM/A-23:261

Date:

September 9, 2024

Technician:

SH

Scale:

N.T.S.

Appendix "A"



Hamilton



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
Minor Variance

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.:	A-24:192	SUBJECT PROPERTY:	1477 Guyatt Road, Glanbrook
ZONE:	A1 (Agriculture)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: Dino and Palma Dionisio
Applicant: Dino and Palma Dionisio

The following variances are requested:

1. A maximum gross floor area of 460.0 square metres shall be permitted for all buildings devoted to retailing of agricultural products grown primarily as part of the farm operation instead of the requirement that shall not exceed a total maximum gross floor area of 200.0 square metres.

PURPOSE & EFFECT: To facilitate the construction of an agricultural building.

Notes:

1. This property is listed in the City of Hamilton's Inventory of Buildings of Architectural and/or Historical Interest as a property of cultural heritage value or interest. Please contact a Cultural Heritage Planner CulturalHeritagePlanning@hamilton.ca for further information.
2. Please be advised that a portion of this property is regulated by the Niagara Peninsula Conservation. Please contact Niagara Peninsula Conservation at 905-788-3135 for further information.

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, September 24, 2024
TIME:	1:30 p.m.

A-24:192

PLACE:	Via video link or call in (see attached sheet for details)
	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:

- 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 September 20, 2024

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 September 23, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:192, 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 a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer 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.

A-24:192



 Subject Lands

DATED: September 5, 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, and may include posting electronic versions.



Hamilton

COMMITTEE OF ADJUSTMENTCity 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 Submissions**

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. 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. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

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

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

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 on the Notice of Public Hearing.

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

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

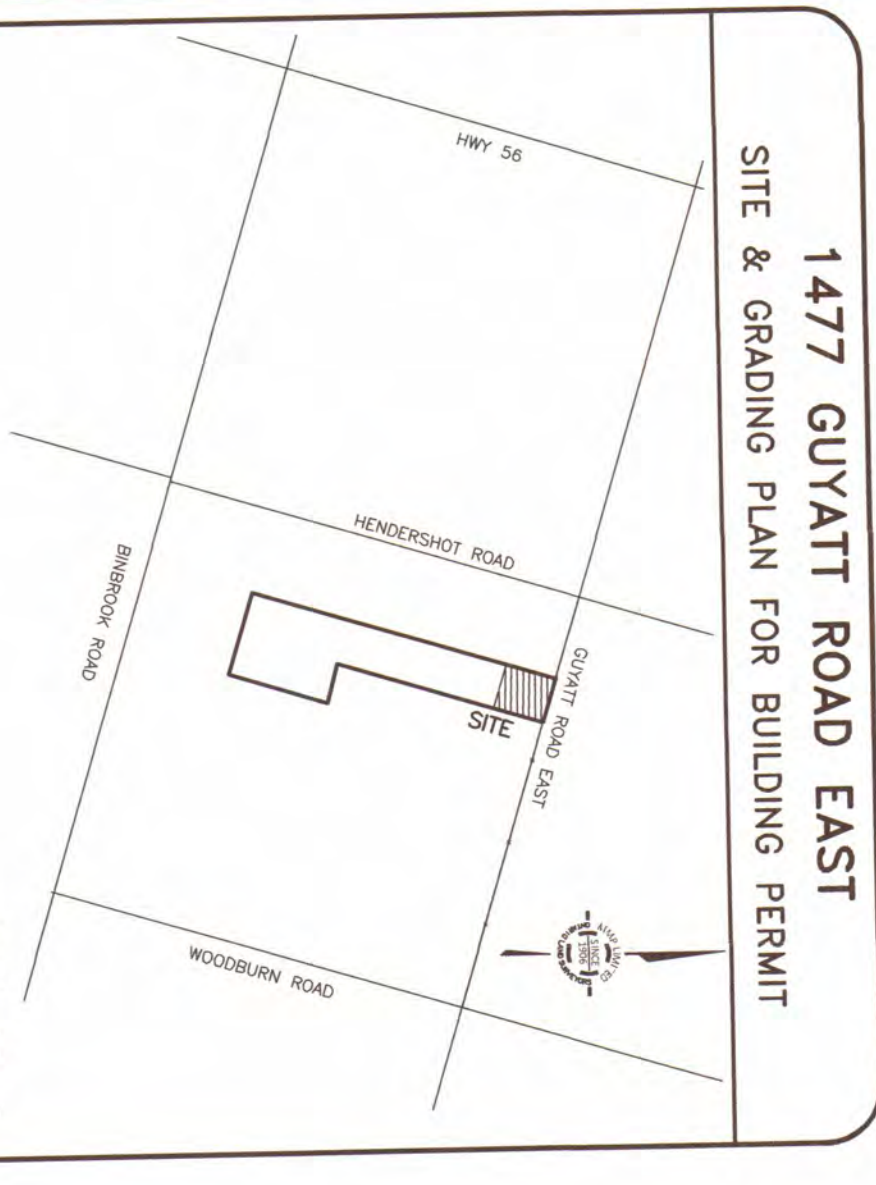
CITY OF HAMILTON ZONING BY-LAW 06-200
ZONING REGULATION - A1

ZONE	REQUIRED	PROVIDED
LOT WIDTH	30.0 m (min)	202.02 m
LOT AREA	4000.0 sqm (min)	24130.28 sqm
FRONT YARD	1.0 m (min)	MORE THAN 1000 m
REAR YARD	3.0 m (min) (MS7)	121.52 m
SIDE YARD	3.0 m (min) (MS7)	48.04 m
BUILDING AREA	200.0 sqm (max)	428.3 sqm (EXISTING BULKHEADS)
LOT COVERAGE	10.5 m (max)	129.6 sqm (PROPOSED STRUCTURES)
BUILDING HEIGHT	6.0 m (max)	0.12 m EXISTING
FRONT YARD	1.0 m (min) (MS7)	95.64 m
SIDE YARD	1.0 m (min) (MS7)	95.07 m

PROPOSED BARN = 1 STOREY

POINT No.	BEGIN ELEV (M)	END ELEV (M)	LENGTH (M)	FACTORED LENGTH (M)
A - B	207.60	207.60	9.45	1381.84
B - C	207.60	207.55	13.72	2642.81
C - D	207.55	207.45	9.45	1393.61
D - E	207.45	207.55	13.72	2642.81
E - F	207.55	207.60	9.45	1381.84
F - G	207.60	207.60	9.45	1381.84
TOTAL			55.44	10863.14
AVERAGE GRADE	TOTAL FACTORED LENGTH/TOTAL LENGTH = 207.48			

GUYATT ROAD EAST
ROAD ALLOWANCE BETWEEN CONCESSIONS 2 & 3
PIN 17381-0338



1477 GUYATT ROAD EAST
SITE & GRADING PLAN FOR BUILDING PERMIT

NOT TO SCALE

KEYPLAN
GEOGRAPHIC LOCATION NOTE
PART OF LOT 4
BLOCK 2
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF BINBROOK
NOW IN THE
CITY OF HAMILTON
SCALE 1 : 400

Mackay, Mackay & Peters Limited - ONTARIO LAND SURVEYORS
© 2024

BENCHMARK NOTE
CITY OF BURLINGTON BENCHMARK No. 07720030069
ELEVATION = 204.009 METRES (CGD 1928/1978 ADJUSTMENT)
LOCATED IN SOUTHEAST CORNER OF THE INTERSECTION OF THE HENDERSHOT ROAD AND GUYATT ROAD EAST, 14 METRES EAST OF CENTRE LINE OF HENDERSHOT ROAD AND 10.0 METRES SOUTH OF CENTRE LINE OF GUYATT ROAD EAST

LEGEND
MB DENOTES FINISHED FLOOR ELEVATION
HE DENOTES HORIZONTAL ELEVATION
TFW DENOTES TOP OF FOUNDATION WALL
TBS DENOTES TOP OF BASEMENT
UBS DENOTES UNDERGROUND SERVICES
US DENOTES SWAMP PUMP
R DENOTES RISER
D DENOTES DIRECTION OF DRAINAGE
XXXXX DENOTES EXISTING ELEVATIONS
(XXXXX) DENOTES PROPOSED ELEVATION NUMBER
TM DENOTES TENDRIOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES
DENOTES CONIFEROUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES

NOTES
- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY
- BUILDING DIMENSIONS, WHERE NOT REFERRED TO THE BENCHMARK NOTED ABOVE
- THIS PRODUCT IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION
- LOT GRADING SHALL MATCH WITH THE EXISTING DRAINAGE PATTERNS
- BUILDERS TO VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION INCLUDING ROAD
- ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE
- PROCEEDING WITH WORK
- BOUNDARY AND SURVEY RECORDS OF M&P LIMITED AND WERE VERIFIED IN FIELD ON
- JANUARY 8, 2024
- PROPOSED BUILDING IS POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY
- ANY AMENDMENT OR ALTERATION OF THIS PLAN MUST BE REPORTED TO M&P LIMITED
- ERROR TO LANDOWNER'S SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE
- VERIFIED BEFORE CONSTRUCTION
- NO NEW SERVICE CONNECTIONS ARE PROPOSED

CAUTION
- THIS IS NOT ORIGINAL COPY UNLESS EMBOSSED
- THIS PRODUCT SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN TITLE BLOCK
- THIS PRODUCT IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION
- THIS PRODUCT IS PROTECTED BY COPYRIGHT INCLUDING ALL RELATED DIGITAL PRODUCTS

CERTIFICATION NOTE
- HEREON ARE DERIVED FROM LAND REGISTRY OFFICE
- RECORDS AND SURVEY RECORDS OF M&P LIMITED
- WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A 1 STOREY BUILDING LOCATED
- AT 1477 GUYATT ROAD EAST AND CERTIFYING MUNICIPAL SERVICES
- WITH THE BUILDING'S EXISTING MUNICIPAL SERVICES
- PROPOSED BUILDING HEIGHT AS SHOWN
- PROPOSED LOT COVERAGE AS SHOWN
- PROPOSED BUILDING SITE STATISTICS AS SHOWN
FEBRUARY 26, 2024

ASAP BIRCH, U.S. PLNG.
FOR MACKAY, MACKAY & PETERS LIMITED

MMP
Mackay, Mackay & Peters Limited
LAND SURVEYORS & MAPPERS

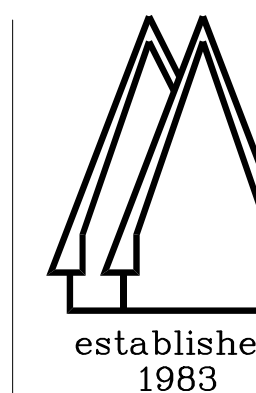
3380 South Service Road
Hamilton, ON
L7N 3J5
(905) 639-1375
mmp@mmplimited.com
mmpprinted.com
SINCE 1906

ASSOCIATION OF ONTARIO LAND SURVEYORS 2024

DATE: FEBRUARY 26, 2024

FOR MACKAY, MACKAY & PETERS LIMITED

DESIGN BY: A.B. CHECKED BY: A.B. PROJECT NO: 23-302-SPF DWG. NO: 1

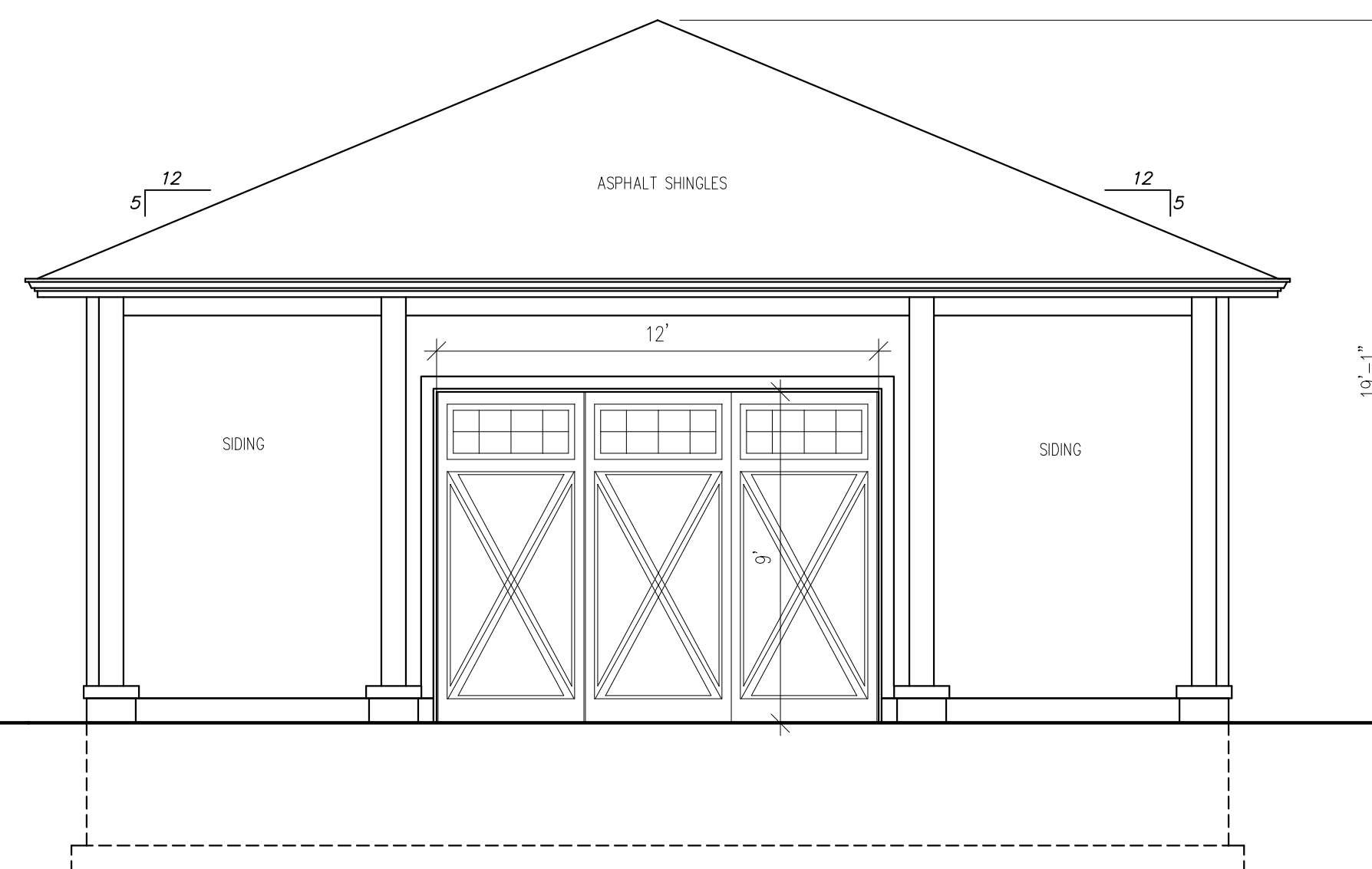
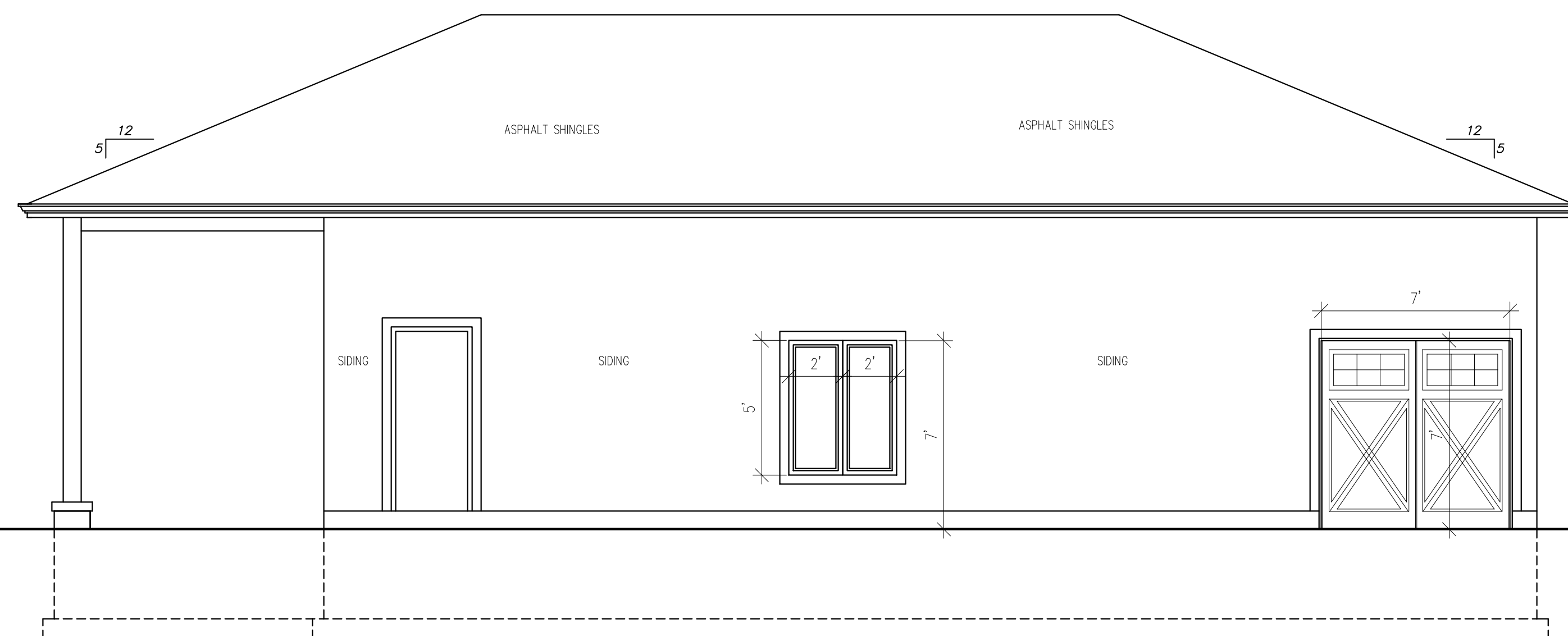


SAGITTARIUS
 design & drafting
 99 HANOVER PLACE
 HAMILTON, ONTARIO
 L8K - 5X7
 Phone: (905) 973-9839
 e-mail: sagit1129@rogers.com

established
1983

FRONT ELEVATION

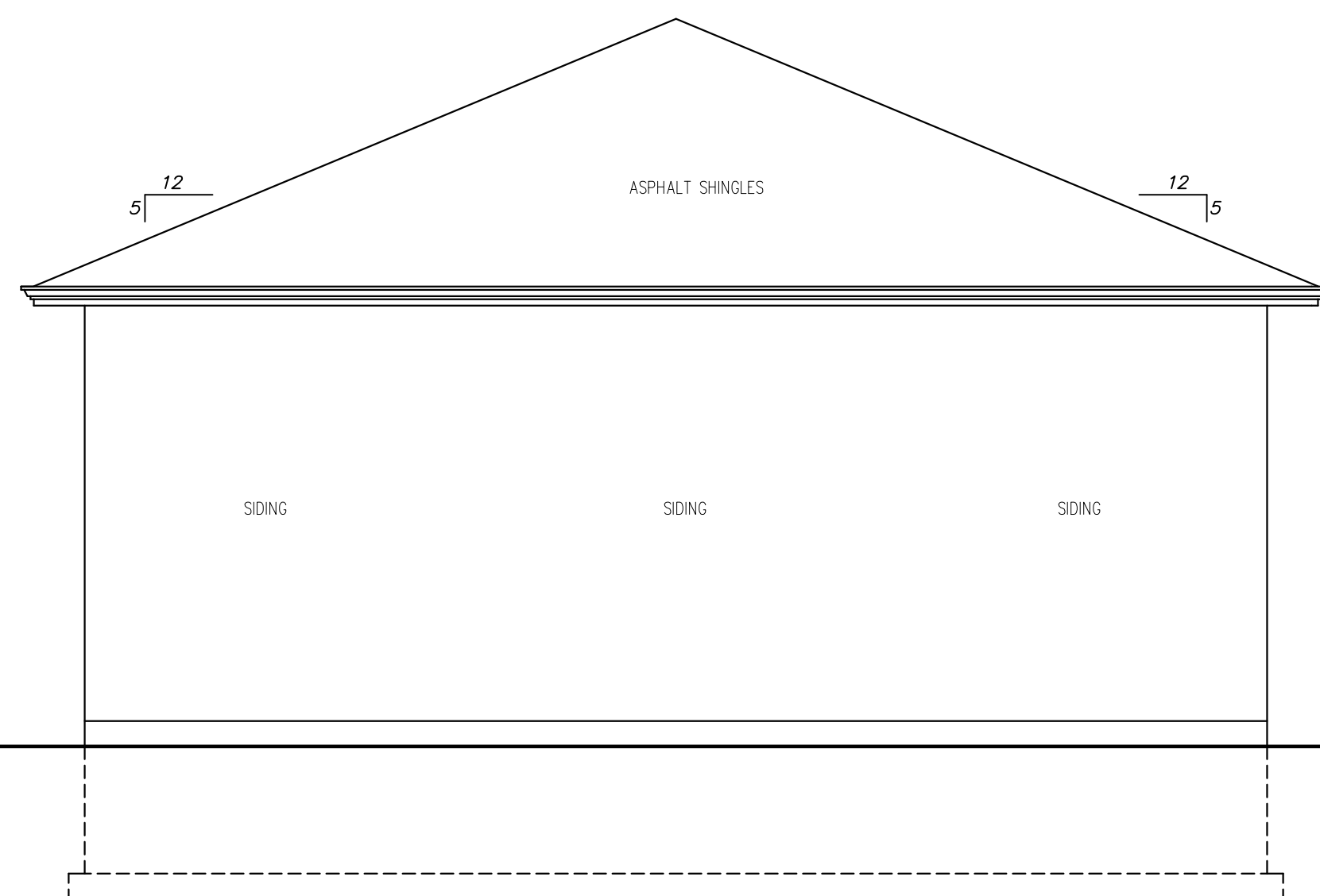
RIGHT SIDE ELEVATION



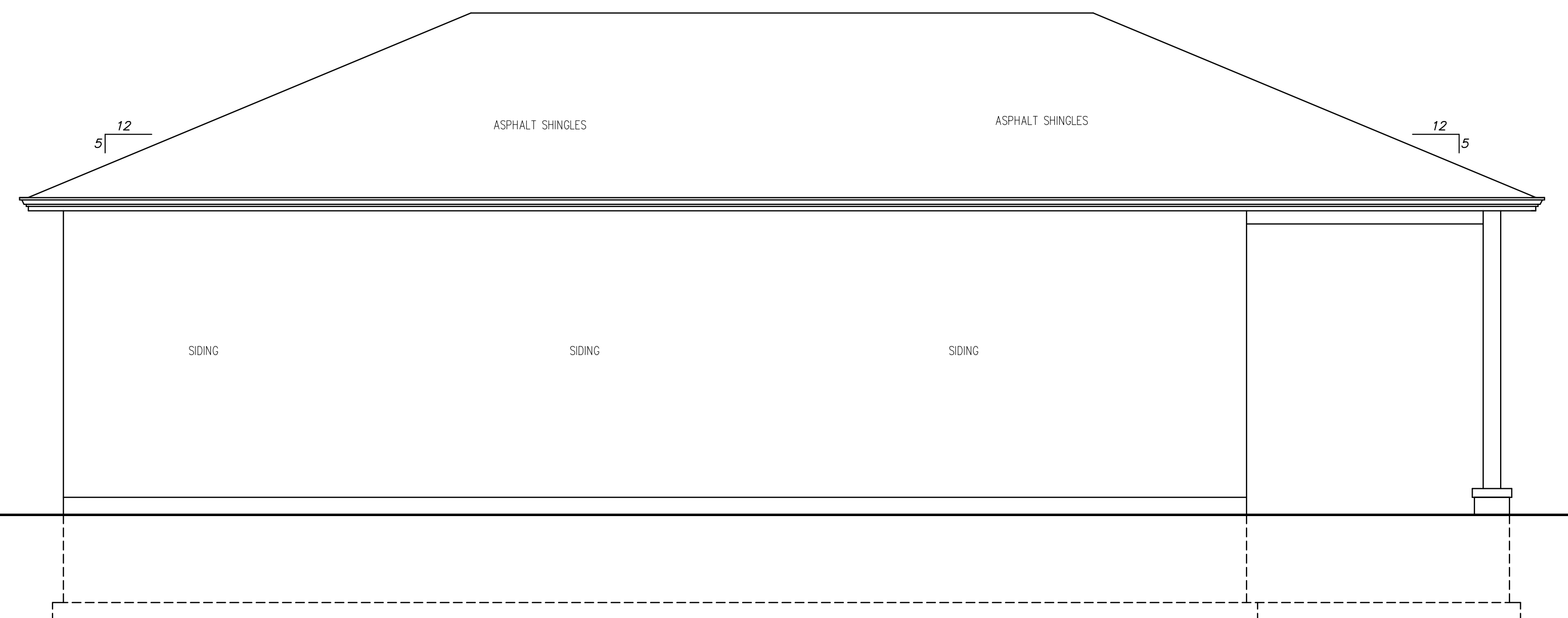
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE O.B.C. AND LOCAL AUTHORITY HAVING JURISDICTION.
2. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
3. ALL WOOD MEMBERS TO BE CONSTRUCTION SPRUCE No.2, UNLESS NOTED OTHERWISE.
4. INSTALL DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
5. ALL CONSTRUCTION BETWEEN GARAGE AND DWELLING UNIT SHALL PROVIDE AN EFFECTIVE BARRIER FROM GAS AND EXHAUST. DOOR TO HAVE WEATHER STRIP/G AND SELF CLOSER.
6. RESISTANCE TO FORCED ENTRY TO CONFORM TO SECTION 9.6.8. OF THE O.B.C.
7. ANY DEVIATION FROM APPROVED PLAN MUST BE APPROVED BY LOCAL BUILDING DEPARTMENT.
8. SIZES OF ALL BEAMS AND LINTELS MUST BE CONFIRMED UPON FINAL TRUSS LAY OUT.
9. STEEL : G40.21-M 300W; $\phi=0.90$
 STEEL BEAM WITH WELDED PLATE / 6"x1/2"
 & 3/8" THICK BRACKETS @ 24" O.C. TO SUPPORT BRICK.
 ALL BRICK VENEER ANGEL IRON LINTELS TO BE ANCHORED AT 24" O.C. TO PREVENT TWISTING.
10. STAIRS, RAMPS, HANDRAILS & GUARDS AS PER SECTION 9.8. OF THE O. B. C.
 ATTACHMENT OF HANDRAILS AS PER SUPPLEMENTARY STANDARDS TO THE O. B. C. SB-7
11. ALL WORKS SHALL BE PERFORMED BY QUALIFIED AND LICENCED CONTRACTORS
12. ALL CONCRETE MATERIALS AND WORKMANSHIP TO SCA A23.1, 2 & 3.

REAR ELEVATION



LEFT SIDE ELEVATION



PROPOSED BARN/STORAGE
 1477 GUYATT ROAD EAST
 HAMILTON, ONTARIO

ELEVATIONS

DATE:	JULY 25, 2023
SCALE:	1/4"=1'-0"
DWG BY:	M.T.
FILE:	2318

REGISTRATION INFORMATION
 The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
MILOS TRKULJA BCIN: 24457
SAGITTARIUS DESIGNS BCIN: 30427

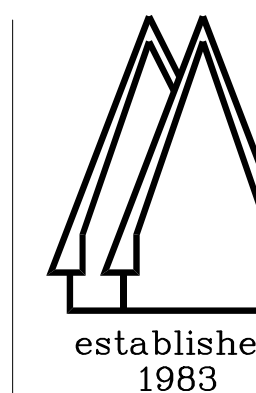
Signature:

TO PERFORM ACTUAL CONSTRUCTION THE BUILDER SHALL USE SET OF DRAWINGS SEALED - THEREFORE APPROVED - BY THE LOCAL BUILDING DEPARTMENT

DWG No.

A2.01

NOT ISSUED FOR CONSTRUCTION
UNTIL SIGNED AND DATED



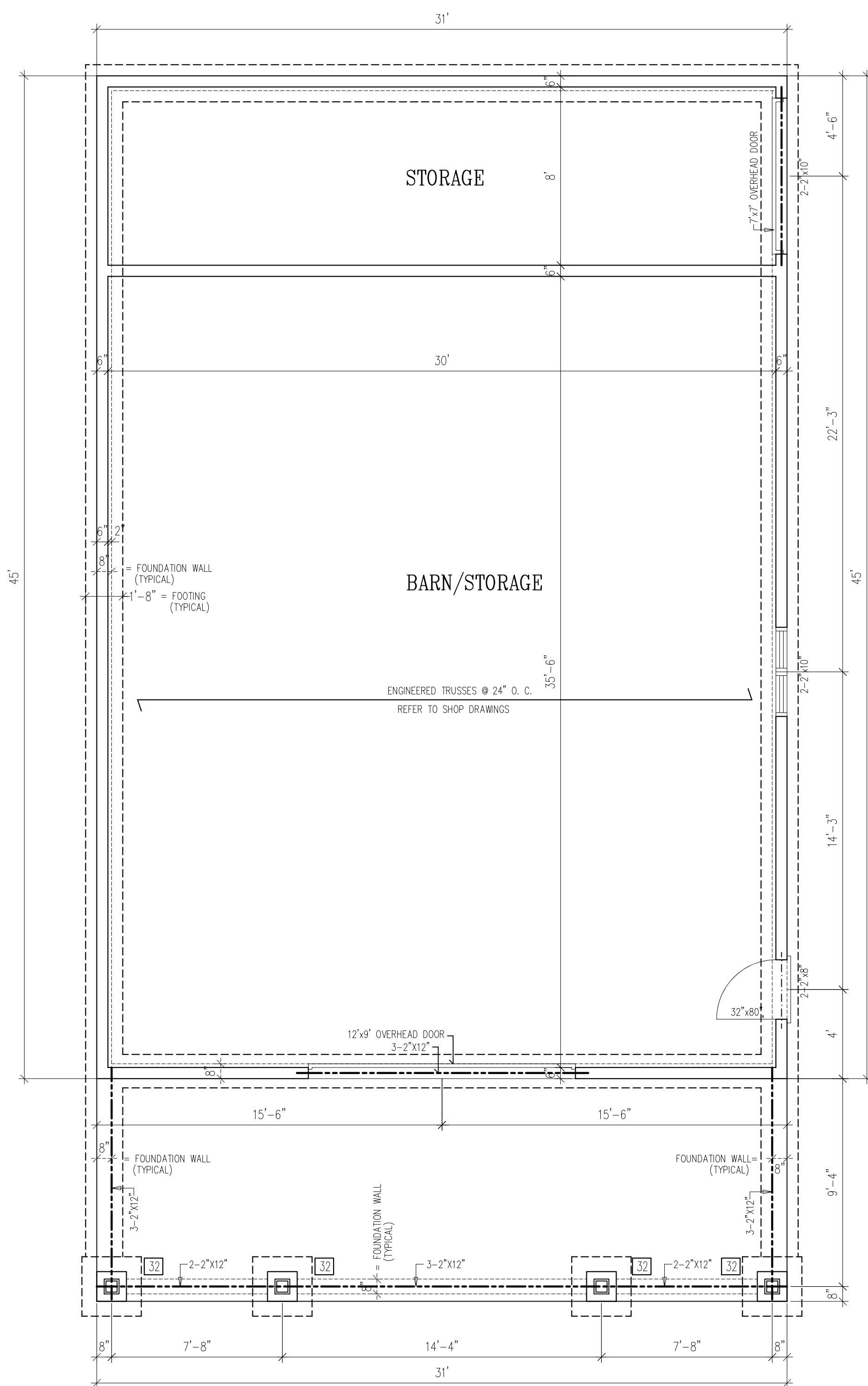
SAGITTARIUS

design & drafting
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HAMILTON, ONTARIO
L8K - 5X7
Phone: (905) 973-9839
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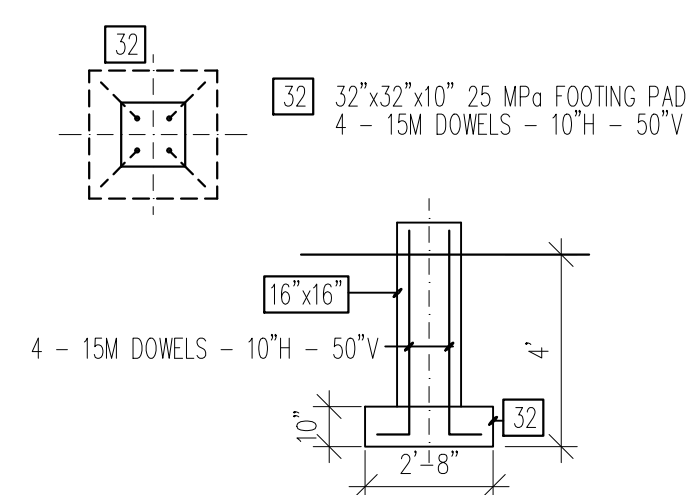
established
1983

GENERAL NOTES:

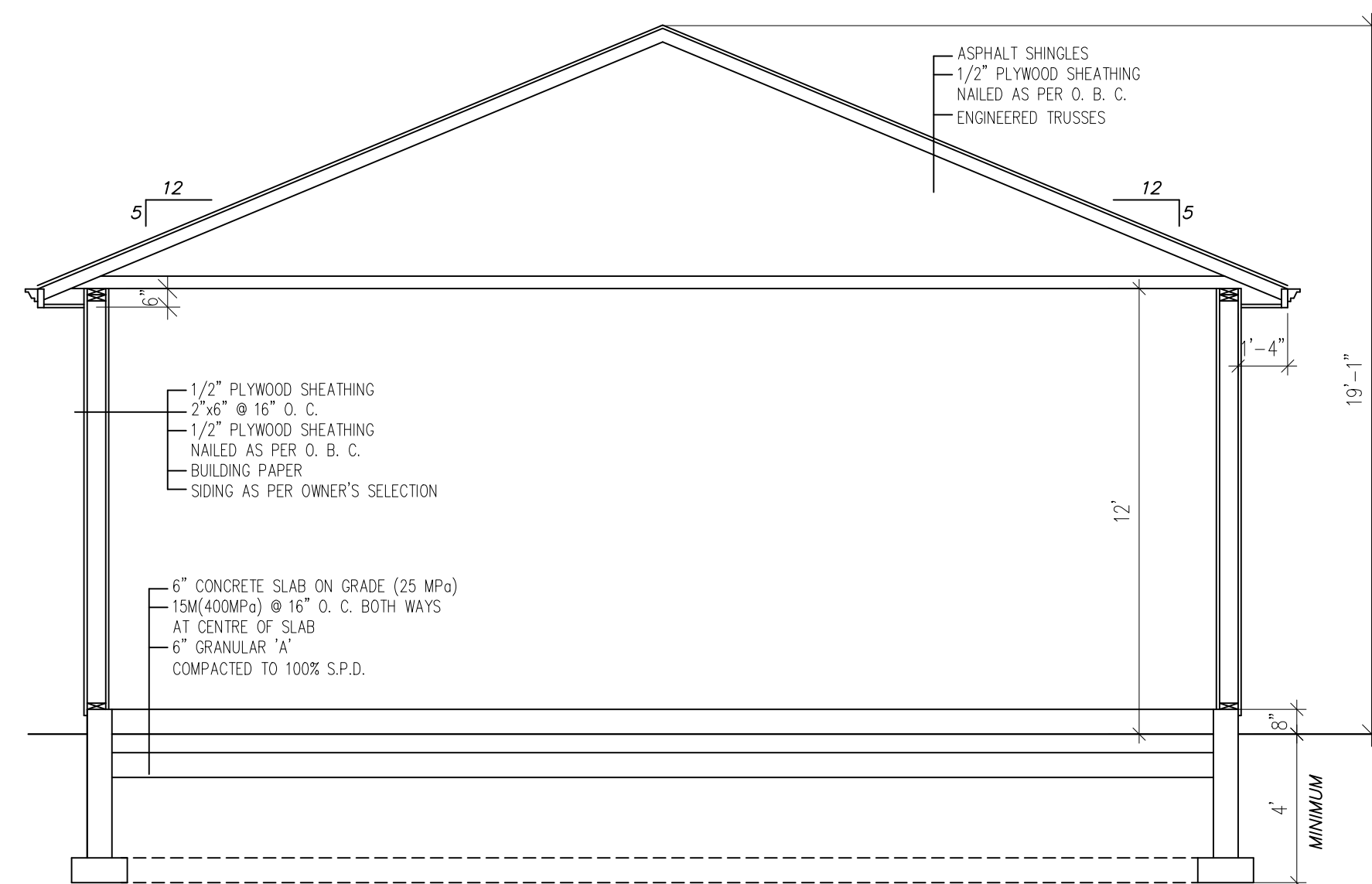
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STEEL BEAM WITH WELDED PLATE / 6"x1/2"
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ATTACHMENT OF HANDRAILS AS PER SUPPLEMENTARY STANDARDS TO THE O. B. C. SB-7
- ALL WORKS SHALL BE PERFORMED BY QUALIFIED AND LICENCED CONTRACTORS
- ALL CONCRETE MATERIALS AND WORKMANSHIP TO SCA A23.1, 2 & 3.



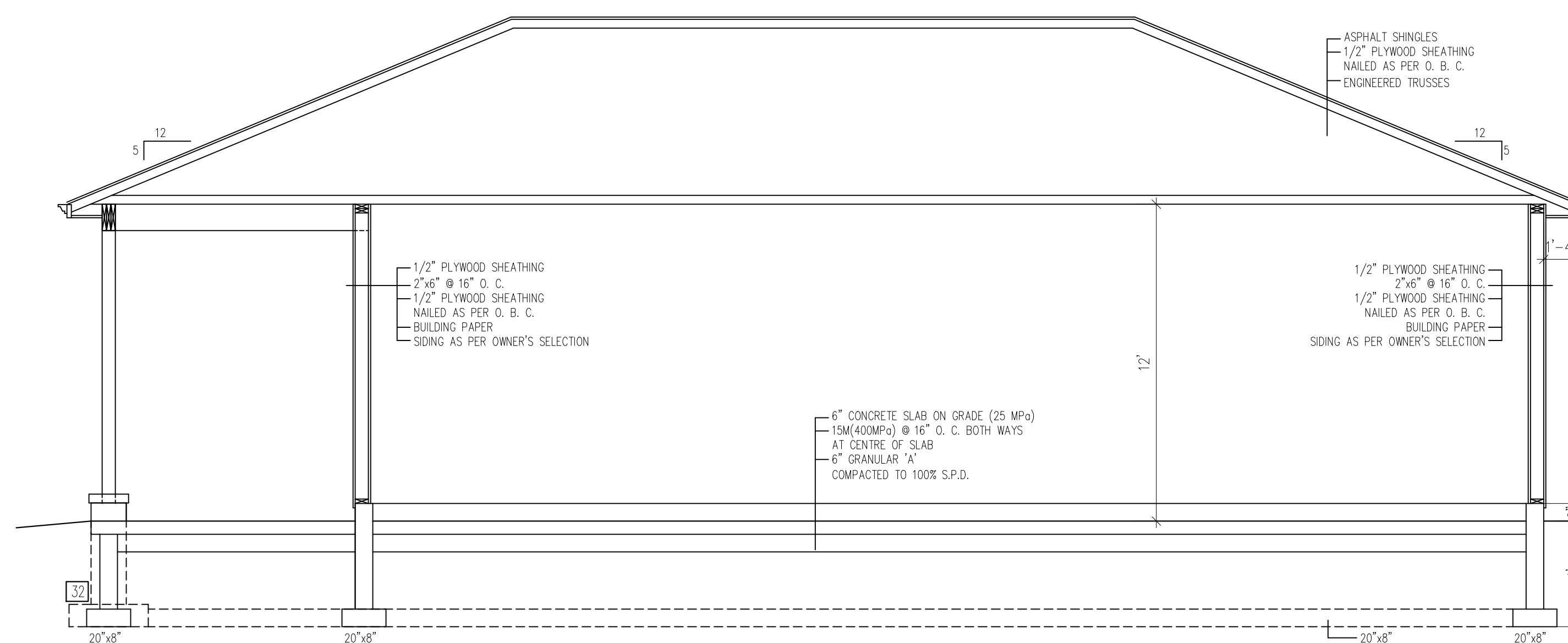
FLOOR PLAN



SECTION - A



SECTION - B



PROPOSED BARN/STORAGE
1477 GUYATT ROAD EAST
HAMILTON, ONTARIO

GROUND FLOOR PLAN/SECTIONS

DATE:	JULY 25, 2023
SCALE:	1/4"=1'-0"
DWG BY:	M.T.
FILE:	2318

REGISTRATION INFORMATION
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
MILOS TRKULJA BCIN: 24457
SAGITTARIUS DESIGNS BCIN: 30427

Signature:

DWG No.

A1.01

NOT ISSUED FOR CONSTRUCTION
UNTIL SIGNED AND DATED

TO PERFORM ACTUAL CONSTRUCTION THE BUILDER SHALL USE SET OF DRAWINGS
SEALED - THEREFORE APPROVED - BY THE LOCAL BUILDING DEPARTMENT



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 A MINOR VARIANCE/PERMISSION
 UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	
Registered Owners(s)	DINO + PALMA DIONISIO	[Redacted]
Applicant(s)		Phone:
		E-mail:
Agent or Solicitor		Phone:
		E-mail:

1.2 Primary contact Applicant Owner Agent/Solicitor

1.3 Sign should be sent to Applicant Owner Agent/Solicitor

1.4 Request for digital copy of sign Yes* No

If YES, provide email address where sign is to be sent [Redacted]

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	1477 GUYATT RD · BINBROOK		
Assessment Roll Number			
Former Municipality	GLANBROOK		
Lot	4	Concession	3
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	4

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:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:
 TO CONSTRUCT A BARN / STORAGE AND TO KEEP EXISTING BARN / STORAGE

Second Dwelling Unit Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?
 ALL ZONING ONLY PERMITS 200 M OF STRUCTURE

3.3 Is this an application 45(2) of the Planning Act. Yes No
 If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
202.01 m	1512.77 m	102 ACRES	6 m

4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
DWELLING	61.09m	1451.68m	46.04m + 121.63m	2005
BARN	224.03m	1276.99m	116.72m + 51.77m	UNKNOWN

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
BARN / STORAGE	95.64m	1404.46m	96.07m + 96.54m	TBD

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
DWELLING	456.71 m ²	329.90 m ²	1	6.4 m
BARN	328.51 m ²	328.51 m ²	1	6 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
BARN / STORAGE	156.47 m ²	129.6 m ²	1	5.99 m

- 4.4 Type of water supply: (check appropriate box)
- publicly owned and operated piped water system
 - privately owned and operated individual well

- lake or other water body
- other means (specify)

- 4.5 Type of storm drainage: (check appropriate boxes)
- publicly owned and operated storm sewers
 - swales

- ditches
- other means (specify)

4.6 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) _____

4.7 Type of access: (check appropriate box)

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

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Single family

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Single family

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2004

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

SINGLE FAMILY / FARMER

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

SINGLE DETACHED DWELLING

7.4 Length of time the existing uses of the subject property have continued:

Approx 18 years

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): *AGRICULTURE*

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) _____

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

7.6 What is the existing zoning of the subject land? *A1*

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-law Amendment or Minor Variance)

- Yes
- No

If yes, please provide the file number: _____

7.9

Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes

No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 0

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
 - Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
 - Minimum Distance Separation Formulae (data sheet available upon request)
 - Hydrogeological Assessment
 - Septic Assessment
 - Archeological Assessment
 - Noise Study
 - Parking Study
-
-



Hamilton

A-24:192 – 1477 Guyatt Road, Glanbrook

Recommendation:

Development Planning - Table

Proposed Conditions:

Proposed Notes:



Hamilton

Development Planning:

Background

To facilitate the construction of an agricultural building.

Analysis

Rural Hamilton Official Plan

The subject lands are designated “Agriculture” in Schedule D – Rural Land Use Designations within the Rural Hamilton Official Plan, which permits agricultural uses, agricultural-related commercial and agricultural-related industrial uses and on-farm secondary uses. Staff note that the requested variance is for a structure devoted to retailing of agricultural products grown primarily as part of the farm operation. Retailing of agricultural products on site is an agricultural related commercial use, which is defined as small scale and directly related to the farm operation and are required in close proximity to the farm operation. Small scale uses are characterized by a size and intensity of activity that is clearly secondary to and does not negatively impact the predominant use of the lands for agricultural uses, and which meet the maximum floor area, site coverage and other provisions of the Zoning By-law specific to that use.

Archaeology

The subject property meets four (4) of the ten criteria used by the City of Hamilton and Ministry of Citizenship and Multiculturalism for determining archaeological potential:

- 1) Within 100m of Unusual Landforms
- 2) Within 100 metres of a Historic EuroCanadian Settlement Area
- 3) Within a primary watercatchment area or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody; and,
- 4) Along historic transportation routes.

Notwithstanding current surface conditions, these criteria define the property as having archaeological potential. Accordingly, Section 2 (d) of the Planning Act and Section 2.6.2 of the Provincial Policy Statement apply to the subject application.

Hamilton Zoning By-law No. 05-200

The subject site is zoned Agriculture (A1) Zone, which permits agricultural uses and accessory uses associated with agriculture.

STAFF COMMENTS**HEARING DATE: September 24, 2024**

Hamilton

Variance 1

1. A maximum gross floor area of 460.0 square metres shall be permitted for all buildings devoted to retailing of agricultural products grown primarily as part of the farm operation instead of the requirement that shall not exceed a total maximum gross floor area of 200.0 square metres.

The intent of this provision is to maintain small scale retailing of agricultural products to a size and intensity that is secondary to the primary agricultural use.

Staff note that the application indicates that the proposed structure is to be a barn/storage and no retail use has been identified. More information is required to further assess the minor variance application. Staff note that the total maximum gross floor area of 200.0 square metres applies to buildings and structures devoted to retailing of agricultural products grown primarily as part of the farm operation, and buildings accessory to single detached dwellings in the Agriculture (A1) Zone. There is no maximum gross floor area requirement for structures accessory to a primary agricultural use in the A1 Zone, such as barns.

Staff recommend that the application be **tabled** pending additional information regarding the intended use of the proposed structure.

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	<p>1. This property is listed in the City of Hamilton's Inventory of Buildings of Architectural and/or Historical Interest as a property of cultural heritage value or interest. Please contact a Cultural Heritage Planner CulturalHeritagePlanning@hamilton.ca for further information.</p> <p>2. Please be advised that a portion of this property is regulated by the Niagara Peninsula Conservation. Please contact Niagara Peninsula Conservation at 905-788-3135 for further information.</p>
Notes:	

Development Engineering:

Recommendation:	No Comments.
Proposed Conditions:	
Comments:	
Notes:	

Building Engineering:

STAFF COMMENTS**HEARING DATE: September 24, 2024**

Hamilton

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Notes:	<p>A building permit is required for the construction the proposed agricultural building.</p> <p>Be advised that Ontario Building Code regulations may require specific setback and construction types.</p>

Transportation Planning:


Recommendation:	Approve
Proposed Conditions:	
Comments:	
Notes:	

Please Note: Public comment will be posted separately, if applicable.



NPCA Comments for Hamilton Committee of Adjustments Meeting on

From Kyle Riley <kriley@npca.ca>
Date Mon 9/16/2024 9:53 AM
To Committee of adjustment <CofA@hamilton.ca>

 1 attachments (575 KB)
1477 Guyat Road Basemap.pdf;

External Email: Use caution with links and attachments

Hello Jamila,

The Niagara Peninsula Conservation Authority (NPCA) has reviewed the subject items for Hamilton's CofA Agenda for September 2024.

The following Proposals fall within our mandate's region:

A-24:192: 1477 Guyatt Road - The subject address is traversed by unevaluated wetlands within its southwest and has a number of regulated watercourses which make their way onto the property, to the extreme south of the existent structures.

The proposed agricultural barn is to the immediate south of the existent residential structure on-site, and this region is free of the influence of NPCA-regulated features. Due to the scope, and location of the structure, the NPCA offers No Objections to the proposed development.

No Fees for Planning or Permitting are required for our review.

From our review, no other files would fall within our regulation area.

Best,



Kyle Riley
Watershed Planner

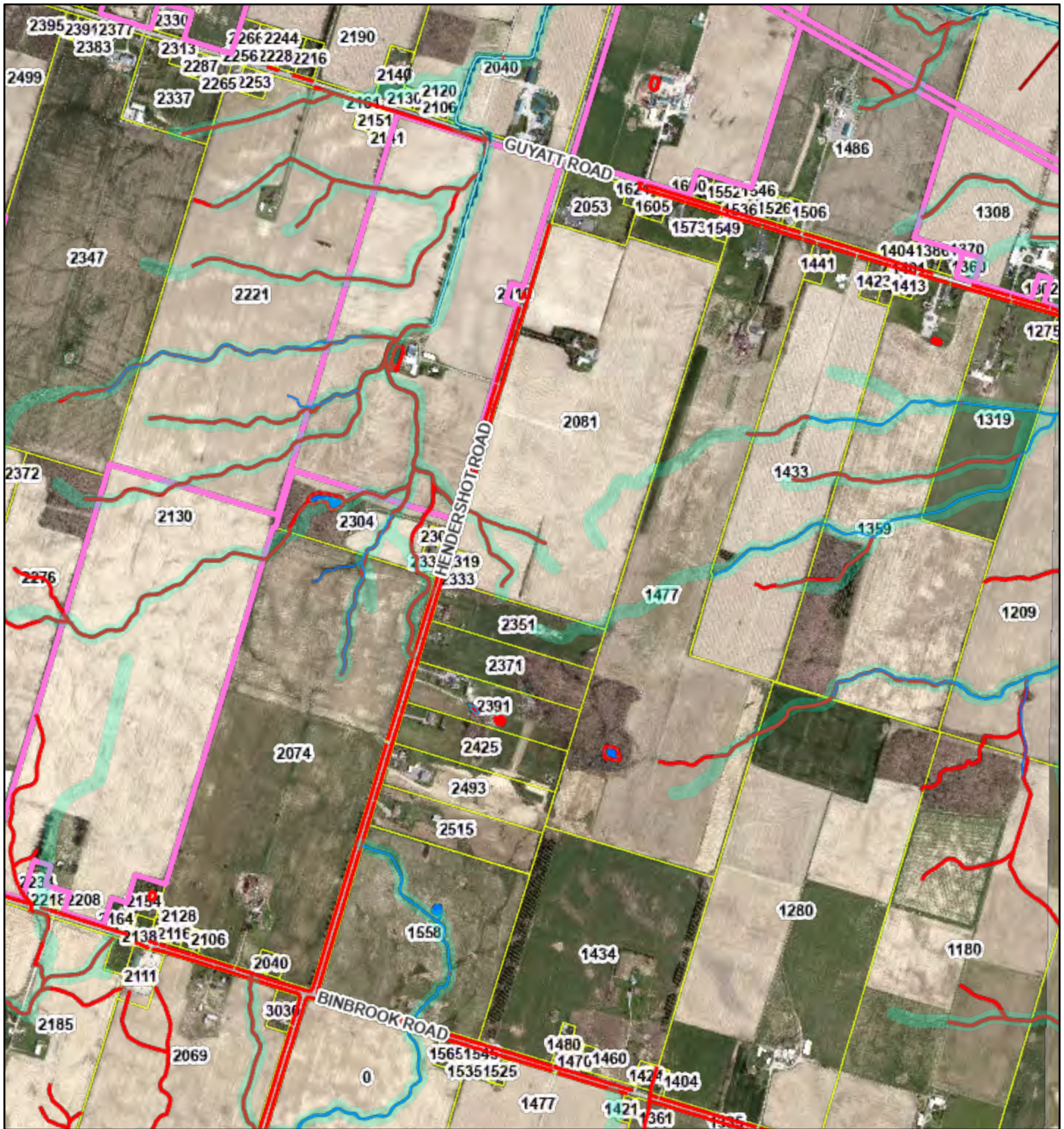
Niagara Peninsula Conservation Authority (NPCA)
3350 Merrittville Highway, Unit 9, Thorold, Ontario L2V 4Y6

(O) 905.788.3135 Ext 252
(Cell) 905.933.2541
[\[www.npca.ca%20\]www.npca.ca](http://www.npca.ca)
kriley@npca.ca

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

The information contained in this communication, including any attachment(s), may be confidential, is intended only for the use of the recipient(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure of this communication, or any of its contents, is prohibited. If you have received this communication in error, please notify the sender and permanently delete the original and any copy from your computer system. Thank-you. Niagara Peninsula Conservation Authority.

ArcGIS Web Map



9/9/2024, 10:18:56 AM

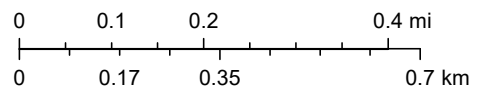
1:18,056

SWOOP 2020 NPCA

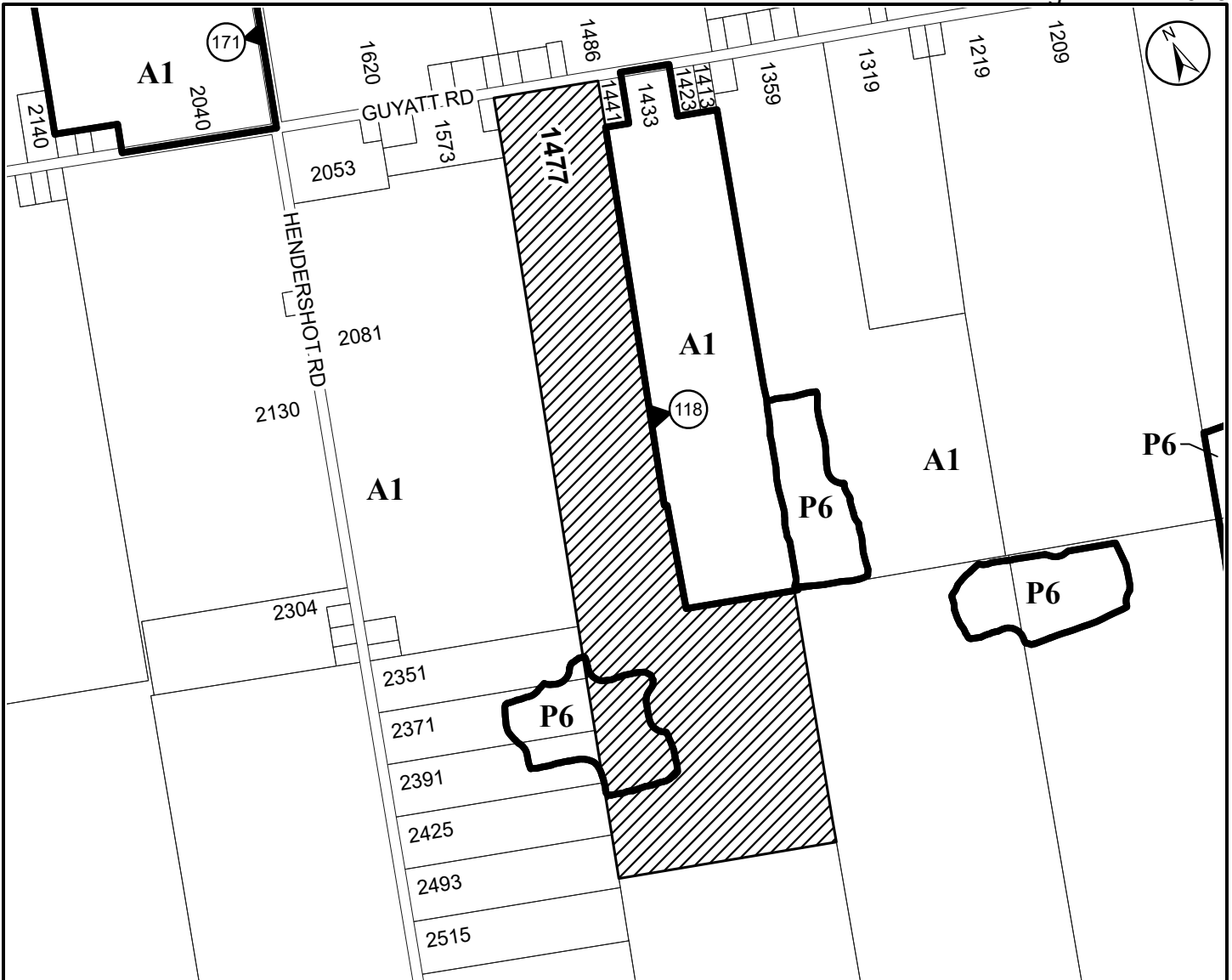
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Roads

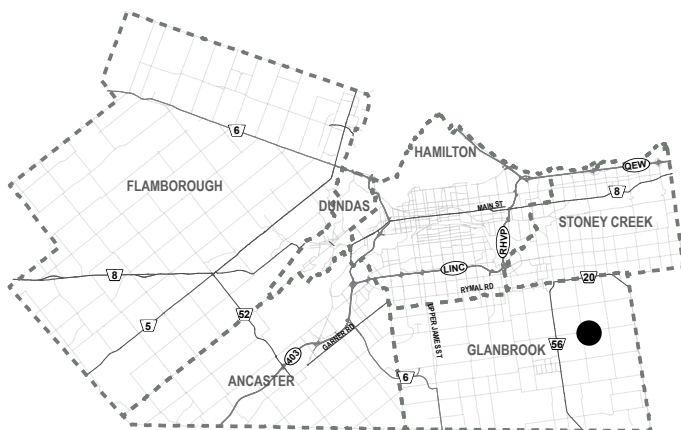
■ NPCA APPROXIMATE REGULATION LANDS



NPCA, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



1477 Guyatt Road, Glanbrook
(Ward 11)

File Name/Number:
A-24:192

Date:
September 9, 2024

Technician:
SH

Scale:
N.T.S.

Appendix "A"



Hamilton



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
Minor Variance

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.:	A-24:193	SUBJECT PROPERTY:	51 - 53 West Avenue North, Hamilton
ZONE:	D5 (Downtown Mixed Use – Pedestrian Focus)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended 18-114

APPLICANTS: Owner: 1000818630 Ontario Inc.
Agent: Ken Bekendam

The following variances are requested:

1. A minimum lot width of 7.21 metres shall be permitted instead of the minimum required lot width of 7.5 metres.

PURPOSE & EFFECT: To permit the severance of a lot containing a Semi-Detached Dwelling into two separate lots each containing one Dwelling unit within one-half of the Semi-Detached Dwelling.

Notes: 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:

DATE:	Tuesday, September 24, 2024
TIME:	1:35 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	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:

A-24:193

- 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 September 20, 2024

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 September 23, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:193, 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 a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer 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.

A-24:193



 **Subject Lands**

DATED: September 5, 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, and may include posting electronic versions.



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

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. 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. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

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

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

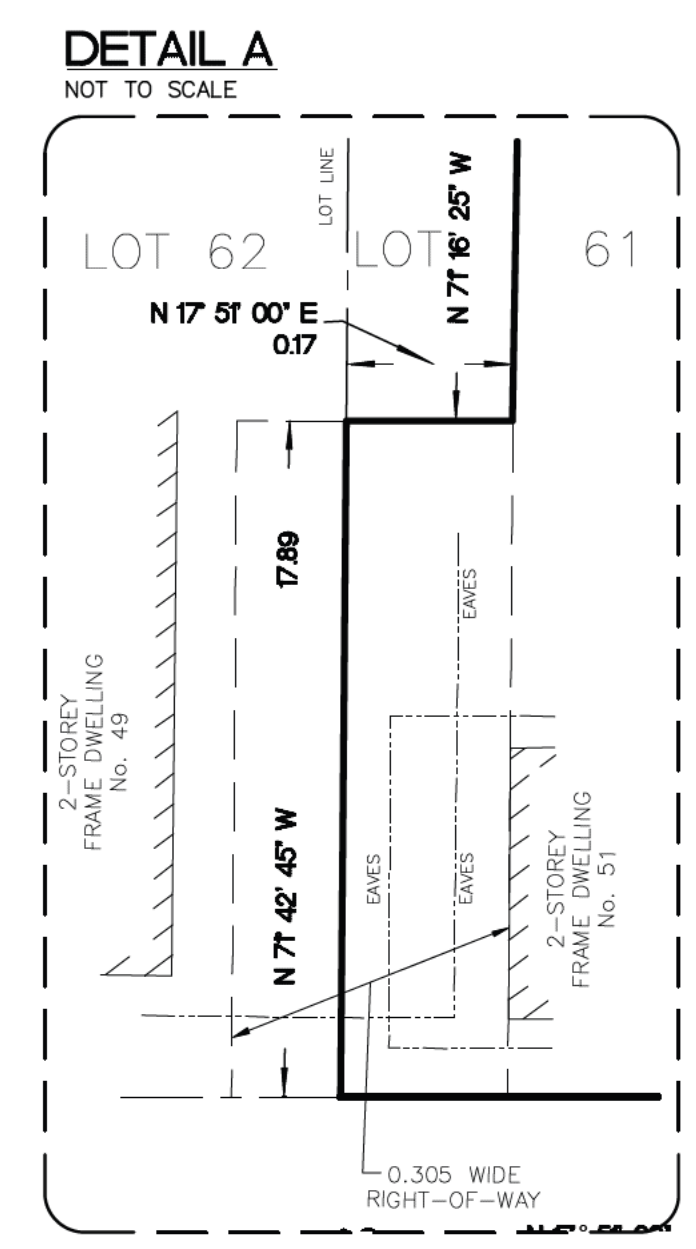
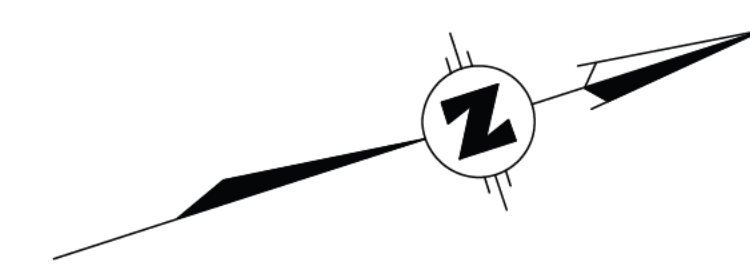
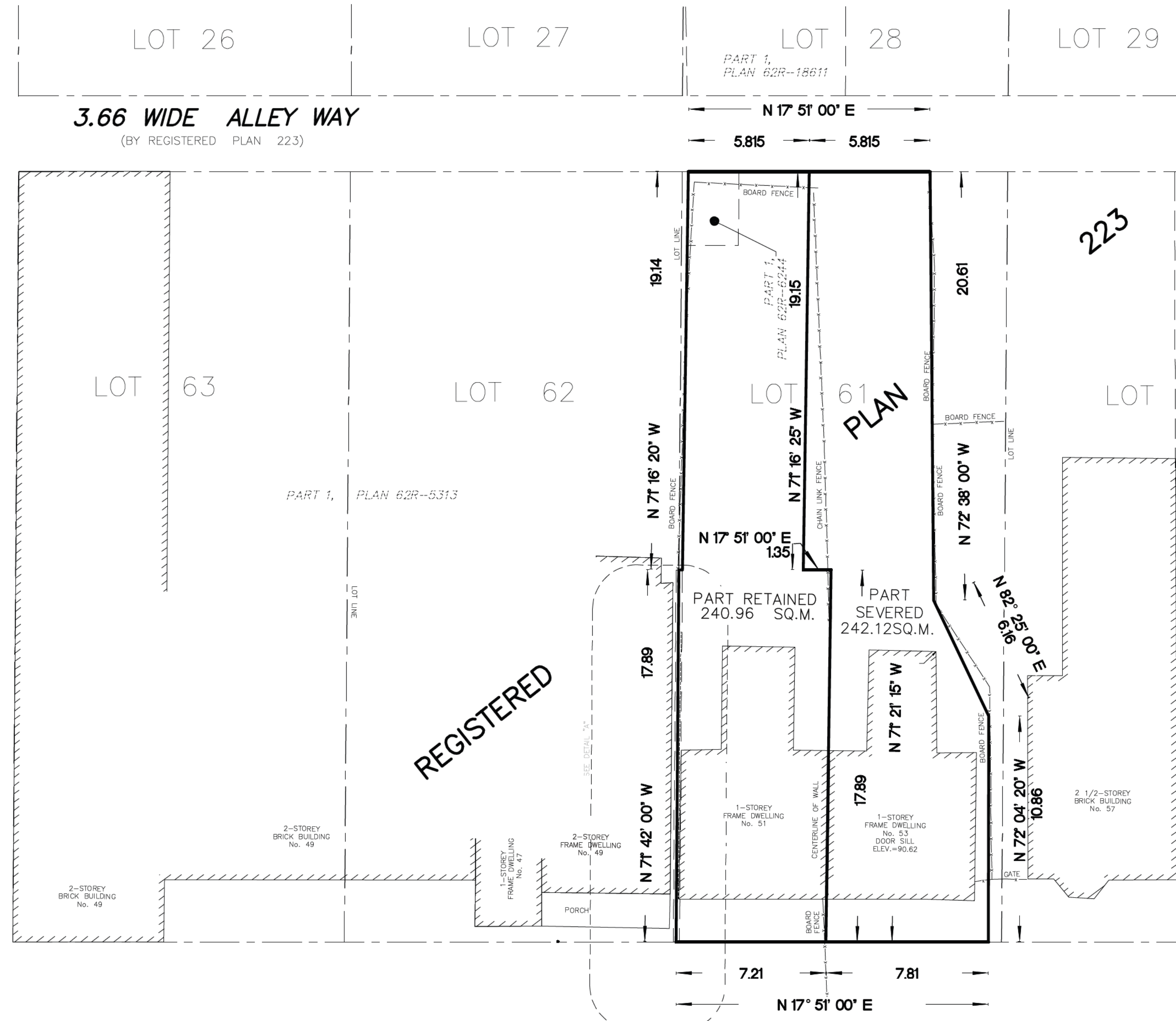
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

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 on the Notice of Public Hearing.

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

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.



SEVERNCE SKETCH OF
PART OF LOT 61
REGISTERED PLAN 223
CITY OF HAMILTON

SCALE 1:150

© COPYRIGHT 2024, AK&M SURVEYING LTD.

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

BENCHMARK NOTE

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM (CGVD 28) AND ARE DERIVED FROM CITY OF HAMILTON HORIZONTAL CONTROL MONUMENT No. 07720100049 HAVING A PUBLISHED ELEVATION OF 85.227 METRES.

CAUTION

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

BOUNDARY INFORMATION SHOWN ON THE FACE OF THE PLAN IS COMPILED FROM AVAILABLE RECORDS, AND IS NOT VERIFIED BY FIELD MEASUREMENTS.

FIELD WORK WAS COMPLETED MAY 1ST, 2024

15 Great Plains Street
Brampton, Ontario
L6R-1Z5
Phone: (647) 914-3361
www.akmsurvey.com
Email: info@akmsurvey.com



DATE: July 18, 2024	CHECKED BY: AK	DRAWN BY: LCH	PROJECT No.: 2024-08
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FILE LOCATION: G:\Shared drives\AK&M Survey Ltd. Job Files\Brampton\2024\2024-08\Drawings\2024-08-SEV SKETCH.dwg

PREPARED FOR: ABHEY LALIT

SITE INFORMATION & STATISTICS

ADDRESS:	51-53 WEST AVE N HAMILTON , ON
ZONING TYPE:	<ENTER ZONING DATA>
LOT AREA:	5199.83 SQ FT (483.08 m ²)
LOT FRONTAGE:	49' - 3 1/2" (15.02 m)

GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH THE REVISED ONTARIO BUILDING CODE 2012.
2. ALL DIMENSIONS ARE MEASURED TO ROUGH FRAMING OR TO MASONRY SURFACES UNLESS OTHERWISE NOTED.
3. ALL DOORS AND WINDOW OPENINGS ARE MEASURED TO ROUGH FRAMING OR MASONRY OPENINGS.
4. CONTRACTOR IS TO VERIFY WINDOW OPENINGS WITH WINDOW MANUFACTURER PRIOR TO COMMENCING WORK.
5. READ ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
6. ELEVATION REFERENCES ARE BASED ON 100'-0" = 131.70m GEODETIC ELEVATIONS AS NOTED ON A1 SITE PLAN.
7. ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND THE FIELD CONDITIONS BEFORE COMMENCING FABRICATION, AND INCONSISTENCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR SHALL PROPERLY SUPERVISE THE WORK AND ENSURE THAT THE WORK IS INSTALLED TO THE CORRECT LINES AND LEVELS, THAT THE CONNECTIONS AND DETAILS CONFIRM TO THE DRAWING DETAILS AND SHALL COORDINATE THE INTERFACING OF ALL WORK WITH ALL SUB-TRADES.
9. PROVIDE POSITIVE FRONT YARD SLOPE TO MUNICIPAL SEWER FOR WATER RUN-OFF.
10. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCING NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT.
11. REFER TO LANDSCAPING PLAN FOR PLANTING CONFIRM LAYOUT WITH LANDSCAPE CONTRACTOR
12. DESIGNER NOT RESPONSIBLE FOR ACCURACY OF SURVEY DRAWING.

EXISTING STRUCTURE NOTE:

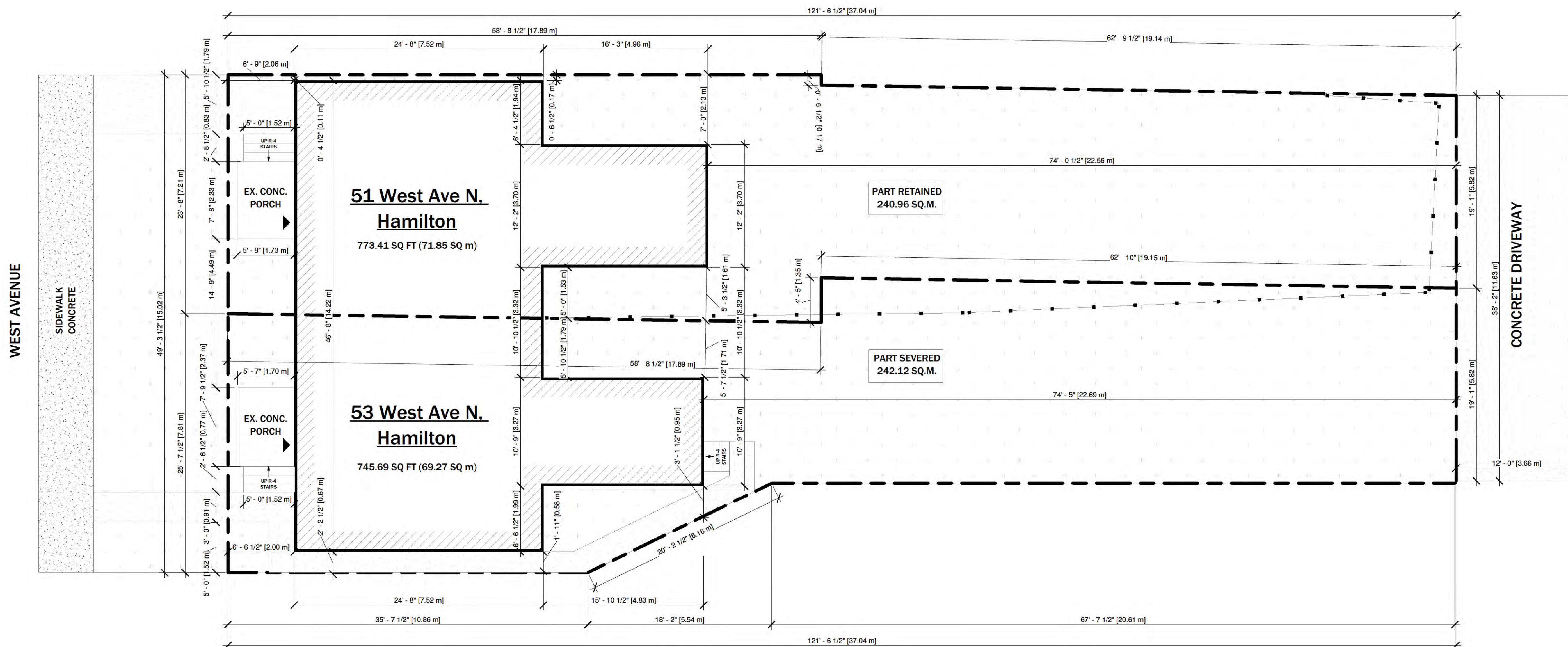
OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING ALL EXISTING STRUCTURAL CONDITIONS PRIOR TO ANY WORK, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER PRIOR TO ANY WORK, OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR SHORING EXISTING STRUCTURE PRIOR TO ANY WORK.

BUILDING CODE COMPLIANCE NOTE:

THESE DRAWINGS DO NOT REPRESENT A COMPREHENSIVE AND EXHAUSTIVE GUIDE FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE. IT IS ASSUMED THAT THE CONTRACTOR HAS REASONABLY SUFFICIENT KNOWLEDGE OF THE ONTARIO BUILDING CODE IN ORDER TO PERFORM ALL WORK AS PER THESE DRAWINGS IN SUCH A WAY THAT WILL COMPLY WITH ALL ASPECTS OF THE O.B.C. AND WILL NOT CONTRAVENE ANY OTHER APPLICABLE LAWS.

SITE PLAN:

BASED ON HAMILTON SITE MAPS AND MEASUREMENTS ON SITE DESIGNER ASSUMES NO RESPONSIBILITY FOR ACCURACY OF HAMILTON MAPS. THIS SITE SHALL NOT BE USED FOR ANY OTHER PURPOSES. NO WORK TO ENCROACH ONTO ADJOINING PROPERTIES.



LANDSCAPED SURFACE AREA	
FRONTYARD LANDSCAPED AREA	= 139.53 SQFT (66.34%)
FRONTYARD HARD SURFACE AREA TOTAL	= 70.80 SQFT (33.66%)
TOTAL AREA	= 210.33 SQFT (100.00%)

CITY ELECTRONIC STAMP:

legal second suites.com

LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES ARE OWNED AND OPERATED BY KING HOMES INC.

LEAD DESIGNER & CONSULTANT: KEN BEKENDAM, B.A BUSCOM, L.T.
 kenbekendam@gmail.com

CELL PHONE: 905-961-0647

OFFICE ADDRESS: 979 MAIN ST. E. HAMILTON, ON

OFFICE PHONE: 855-546-4467

The undersigned has reviewed and takes the responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.5.1 of the building code

Name: _____ Signature: _____ BCIN: _____

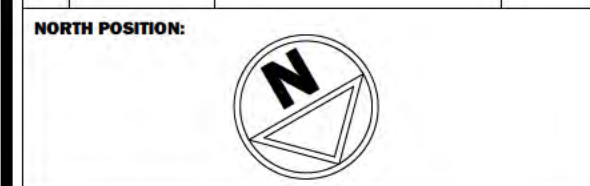
REGISTRATION INFORMATION
 Required unless design is exempt under 2.17.5.1 of the building code

KING HOMES INC. 121307
 Name: _____ BCIN: _____

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. FULL SCALE: 24" X 36"
2. ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE LEAD DESIGNER MUST BE NOTIFIED IMMEDIATELY.
3. FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
4. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING SUPPORTS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
5. USE LATEST REVISED DRAWINGS.
6. ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE.
7. ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF LEGAL SECOND SUITES. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT LEGAL SECOND SUITES WRITTEN PERMISSION (LEGAL SECOND SUITES ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE PEO NUMBER AND ORIGINAL SIGNATURE.)
8. BUILDING OWNERS WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.
9. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

NO.	DATE	GENERAL DESCRIPTION	INITIALS
01			
02			
03			
04			



ENGINEER'S STAMP:

PROJECT NAME/ADDRESS:

51-53 West Ave N, Hamilton

SHEET NAME:

SITE PLAN

PROJECT NO.	24-17	DATE:	07/06/22
SCALE:	3/16" = 1'-0"	REVISION:	
DRAWN BY:	Author	REVIEWED BY:	KEN BEKENDAM

SHEET NO.

SP1.01

CITY ELECTRONIC STAMP:



LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES ARE OWNED AND OPERATED BY KING HOMES INC.

LEAD DESIGNER & CONSULTANT:
KEN BEKENDAM, B.A BUSCOM, L.T.
kenbekendam@gmail.com

CELL PHONE:
905-965-0647

OFFICE ADDRESS:
979 MAIN ST. E. HAMILTON, ON

OFFICE PHONE:
855-546-4467

The undersigned has reviewed and takes the responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code

Name: _____ Signature: _____ BCIN: _____

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code

KING HOMES INC. 121507
Name: _____ BCIN: _____

GENERAL NOTES:

- DO NOT SCALE DRAWINGS. FULL SCALE: 24" X 36"
- ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE LEAD DESIGNER MUST BE NOTIFIED IMMEDIATELY.
- FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
- UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING SUPPORTS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
- USE LATEST REVISED DRAWINGS.
- ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE.
- ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF LEGAL SECOND SUITES. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT LEGAL SECOND SUITES WRITTEN PERMISSION (LEGAL SECOND SUITES ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE PEO NUMBER AND ORIGINAL SIGNATURE.)
- BUILDING OWNERS WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.
- CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

NO.	DATE	GENERAL DESCRIPTION	INITIALS
01			
02			
03			
04			

NORTH POSITION:

ENGINEER'S STAMP:

PROJECT NAME/ADDRESS:

51-53 West Ave N, Hamilton

SHEET NAME:

EXISTING FRONT & REAR ELEVATIONS

PROJECT NO.: 24-17

DATE: 07/06/22

SCALE: 1/2" = 1'-0"

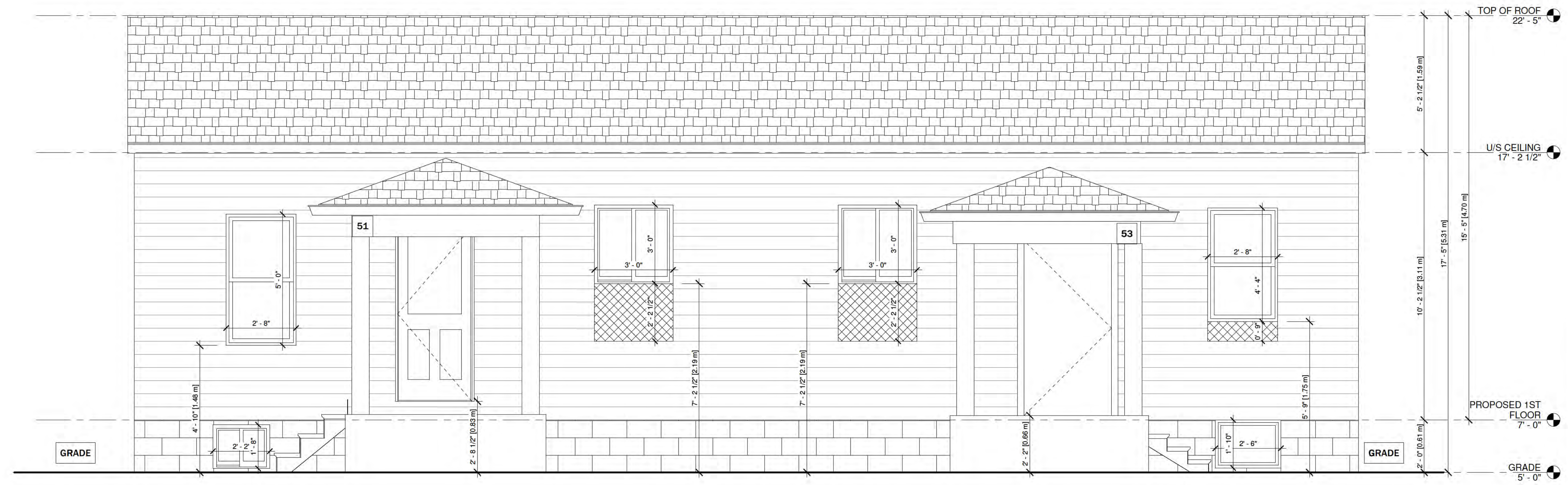
REVISION:

DRAWN BY: Author

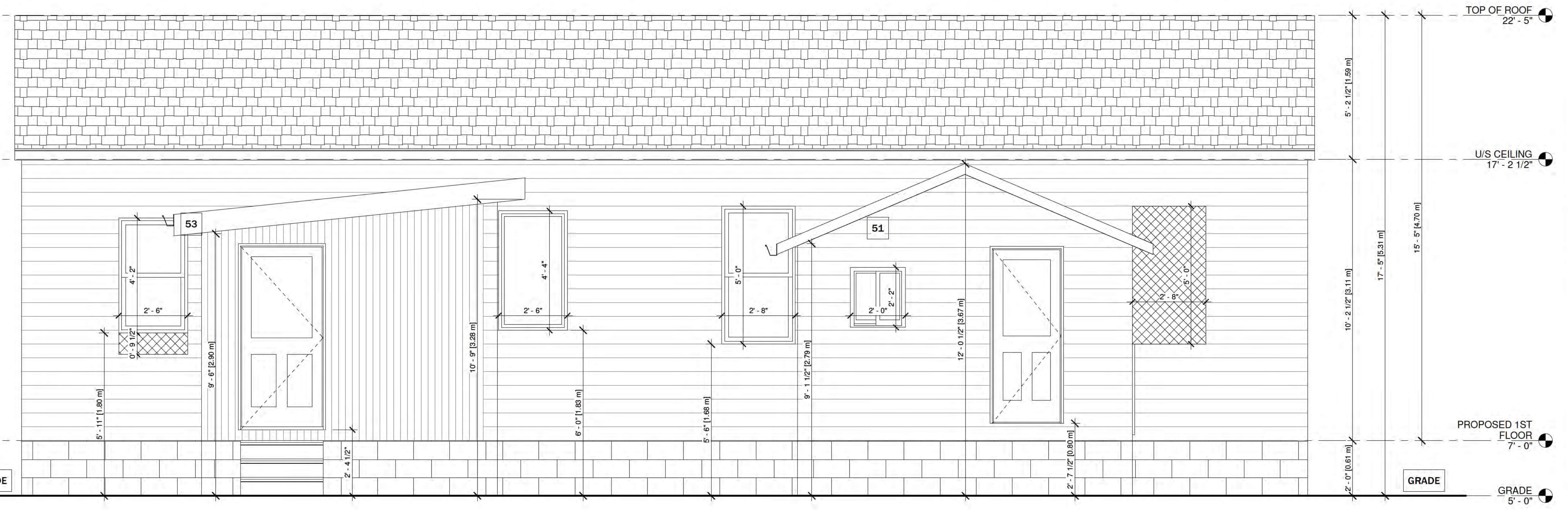
REVIEWED BY: KEN BEKENDAM

SHEET NO.:

A2.01



1 EXISTING FRONT ELEVATION
1/2" = 1'-0"



2 EXISTING REAR ELEVATION
1/2" = 1'-0"

CITY ELECTRONIC STAMP:



LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES ARE OWNED AND OPERATED BY KING HOMES INC.
LEAD DESIGNER & CONSULTANT: KEN BEKENDAM, B.A. BUSCOM, L.T.
 979 MAIN ST. E. HAMILTON, ON
CELL PHONE: 905-965-0647
OFFICE PHONE: 905-546-4467

The undersigned has reviewed and takes the responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.5.1 of the building code

REGISTRATION INFORMATION
 Required unless design is exempt under 2.17.5.1 of the building code
 Name: KING HOMES INC. BCIN: 121307

GENERAL NOTES:
 1. DO NOT SCALE DRAWINGS. FULL SCALE: 24" X 36"

2. ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE LEAD DESIGNER MUST BE NOTIFIED IMMEDIATELY.

3. FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

4. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING SUPPORTS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

5. USE LATEST REVISED DRAWINGS.

6. ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE.

7. ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF LEGAL SECOND SUITES. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT LEGAL SECOND SUITES WRITTEN PERMISSION. LEGAL SECOND SUITES ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE PEO NUMBER AND ORIGINAL SIGNATURE.)

8. BUILDING OWNER(S) WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.

9. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

NO.	DATE	GENERAL DESCRIPTION	INITIALS
01			
02			
03			
04			

NORTH POSITION:

ENGINEER'S STAMP:

PROJECT NAME/ADDRESS:

51-53 West Ave N, Hamilton

SHEET NAME:
 EXISTING LEFT & RIGHT ELEVATIONS

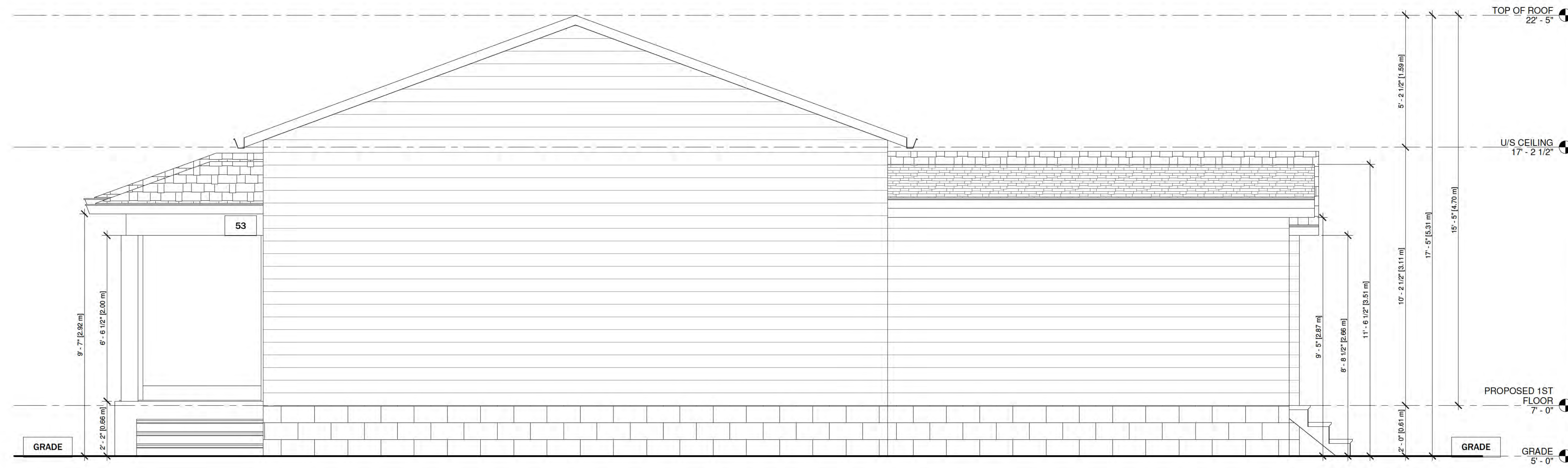
PROJECT NO. 24-17 DATE: 07/06/22

SCALE: 1/2" = 1'-0" REVISION:

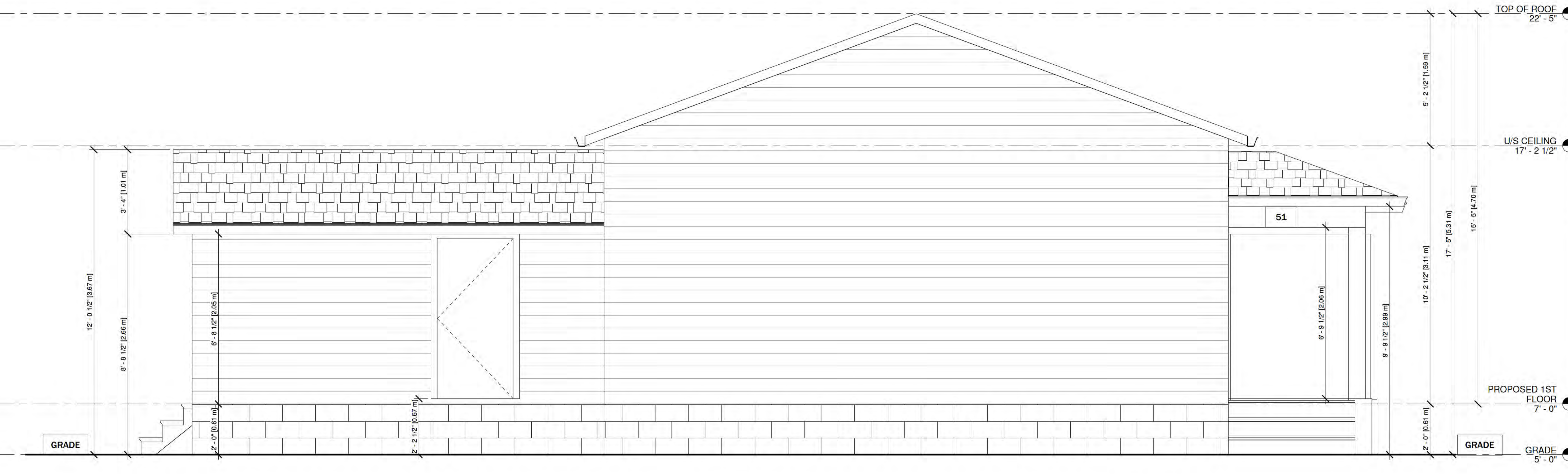
DRAWN BY: Author REVIEWED BY: KEN BEKENDAM

SHEET NO.

A2.02



1 EXISTING RIGHT ELEVATION
 1/2" = 1'-0"



2 EXISTING LEFT ELEVATION
 1/2" = 1'-0"

July 25, 2024

FILE: ALR
FOLDER: ALR
ATTENTION OF: Liam Tapp
TELEPHONE NO: (905) 546-2424
EXTENSION:

Ken Bekendam
160 White Swan Road
Brantford, ON N3T 5L4

Attention:

Re: APPLICABLE LAW REVIEW – ZONING BYLAW
Present Zoning: D5
Address: 51-53 West Avenue North, Hamilton ON

An Applicable Law Review in Support of a Building Permit has been completed and the following comments are provided.

COMMENTS:

1. The applicant proposes to sever a lot containing an existing semi detached dwelling into two separate lots.
2. Be advised, Zoning By-Law Amendment 24-051 and 24-052 was passed on April 10, 2024 to amend Section 1: Administration, Section 3: Definitions, Section 4: General Provisions, Section 5: Parking regulations and Section 15: Residential Zones under Hamilton Zoning By-Law 05-200. The Amendment remains Not Final and Binding and as such, both regulations under the current Hamilton Zoning By-Law 05-200 and those regulations applicable under Zoning By-Law Amendment 24-051 and 24-052 are applicable to the subject property. For the purposes of this review, an additional review has been provided below as it relates to any additional regulations required under Zoning By-Law Amendment 24-051 and 24-052. Until such time that Zoning By-Law Amendment 24-051 and 24-052 are deemed Final and Binding, regulations under both the current Zoning By-Law and the Amending By-laws shall apply.
3. The existing Semi-Detached Dwelling is permitted within the D5 Zone under Hamilton Zoning By-Law 05-200 and is defined as follows:

“Semi-Detached Dwelling – shall mean a building divided vertically into two dwelling units, by a common wall which prevents internal access between semi-detached dwelling units and extends from the base of the foundation to the roof line and for a horizontal distance of not less than 35% of the horizontal depth of the building. Each semi-detached dwelling unit shall be designed to be located on a separate lot having access to and frontage on a street.”
5. The following Variance is recommended as it relates to the proposed severance:
 - 1 A minimum lot width of 7.21 metres shall be permitted instead of the minimum required lot width of 7.5 metres.
6. This is considered an interior lot. With respect to Front Lot Line as defined in Hamilton Zoning By-law 05-200, the lot line abutting West Avenue North is considered to be the front lot line.
7. All new fences proposed for this development must comply with the regulations contained within the Fence By-law 10-142.
8. The designer shall ensure that the fire access route conforms to The Ontario Building Code.

9. The proposed development has been reviewed and compared to the standards of the “D5” Zone under Hamilton Zoning By-law 05-200 as indicated in the following chart:

“D5” Zone under Hamilton Zoning By-law 05-200

Regulations	Required by By-law	Provided	Conforms/ Non-conforming
Section 6.0 – Downtown Zones General Provisions			
General Downtown Provisions - Buildings Constructed After the By-law <i>[per Section 6.0 b)]</i>	In the case of buildings constructed after the effective date of this By-law, for any building equal to or less than 44.0 metres in height the following special regulations shall also apply: i) A minimum 3.0 metre stepback shall be required from the building base façade height shown in Schedule “F” – Special Figure 15.	Building constructed prior to May 9, 2018	N/A
	ii) A minimum 3.0 metre stepback shall be required for any portion of a building exceeding 22.0 metres in height from a side or rear lot line.	Building constructed prior to May 9, 2018	N/A
General Downtown Provisions - Buildings Over 44m in Height <i>[per Section 6.2.30 d)]</i>	In addition to 6.0 a) above, for that portion of a building exceeding 44.0 metres in height a distance of 25.0 metres shall be provided between exterior walls on the same property.	Below 44.0 metres	Conforms
General Downtown Provisions - Heritage Character Zone <i>[per Section 6.2.30 e)]</i>	For the lots delineated as a Heritage Character Zone on Figure 2 of Schedule “F” – Special Figures, where construction and/or alteration to the façade of a building are proposed, the following regulations shall also apply: i) A minimum of 60% of the area of the ground floor façade shall be comprised of clear glazed windows and doors. Window and doorframes, clear glazed transoms and sidelights, doors with at least 50% clear glazing, and a sill up to 0.6m in height are permitted to be included in the calculation of the clear glazed area. Signage and opaque/spandrel glazing shall not be included in the calculation of the clear glazed area; Figure 2 shows the property to be designated as Heritage Character Zone	Not within a Heritage Character Zone	N/A

Regulations	Required by By-law	Provided	Conforms/ Non-conforming
	ii) A minimum of 25% and a maximum of 40% of the façade of the second and third storeys shall be composed of windows. Window and doorframes, clear glazed transoms and sidelights, doors with at least 50% clear glazing, and a sill up to 0.6m in height are permitted to be included in the calculation of the clear glazed area. Signage and opaque/spandrel glazing shall not be included in the calculation of the clear glazed area;	Not within a Heritage Character Zone	N/A
	iii) The ground floor storey shall be no less than 3.6 metres in height and no greater than 4.5 metres in height. The second and third storeys shall each be no less than 3.0 metres in height and no greater than 4.0 metres in height; and,	Not within a Heritage Character Zone	N/A
	iv) Exterior building cladding for the first three storeys, except decorative architectural features (such as window and door frames, sills, lintels, surrounds, and cornices), shall be of either one or a combination of no more than two of the following materials: 1. Brick; 2. Concrete panels; 3. Stone block, stone veneer or artificial stone; 4. Stucco; or, 5. Metal and metal panels, excluding aluminum siding or any metal variant thereof.	Not within a Heritage Character Zone	N/A
Section 6.5 – Downtown Mixed Use – Pedestrian Focus Zone			
Minimum Lot Area for each Dwelling Unit <i>[per Section 6.5.3.2 a)]</i>	185.0 square metres;	Retained Lot: 240.96 m ²	Conforms
		Severed Lot: 242.12 m ²	
Minimum Lot Width for each Dwelling Unit <i>[per Section 6.5.3.2 b)]</i>	7.5 metres	Retained Lot: 7.21 metres	Does not Comply
		Severed Lot: 7.81 metres	Conforms
Maximum Front Yard <i>[per Section 6.5.3.2 c)]</i>	i) 4.5 metres; and,	Existing	Deemed to Comply
	i) Notwithstanding Section 6.5.3.2 c) i) above, a maximum of 6.0 metres for that portion of a building with an attached garage.	Not provided/ Existing	Deemed to Comply

Regulations	Required by By-law	Provided	Conforms/ Non-conforming
Minimum Side Yard [per Section 6.5.3.2 d)]	1.2 metres except for the side yard related to the common wall of the dwelling unit, which shall have a minimum 0 metre side yard.	0 metre common wall; 1.61 metres (min) from rear portion of building to interior side yard Existing Side Yard setbacks to non common side lot lines	Conforms
Minimum Rear Yard [per Section 6.5.3.2 e)]	7.5 metres	Existing	Deemed to Comply
Building Height [per Section 6.5.3.2 f)]	i) Minimum 7.5 metres; and,	Existing	Deemed to Comply
	ii) Maximum Building Height shall be in accordance with Figure 1 of Schedule "F" – Special Figures.	Existing	Deemed to Comply
Parking Provisions – Section 5			
Location [per Section 5.1 a) i)]	Required parking facilities shall be on the same lot as the use requiring parking	Not provided	N/A
Barrier Free Parking [per Section 5.5a)]	<u>See Section 5.5 for Barrier Free Parking rates</u>	Not Required/ Provided	N/A
Number of Parking Spaces - Downtown [per Section 5.6 a)]	<u>Semi Detached Dwelling:</u> 0 parking spaces	Not provided	Conforms

"Parking Regulations" Zone under Hamilton Zoning By-law 05-200 (24-052)

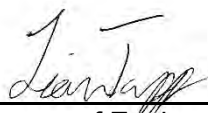
Section	Required	Provided	Conforming/ Non-Conforming
5.1 PARKING SUPPLY REQUIREMENTS AND RESTRICTIONS			
Minimum Required Number of Electric Vehicle Parking Spaces [per section 5.1.4 of Hamilton Zoning By-law 05-200]	<u>a) Minimum Required Number of Electric Vehicle Parking Spaces</u> Where parking spaces are provided, Electric Vehicle Parking Spaces shall be provided in accordance with: i) The minimum rates in accordance with the Parking Schedule in Section 5.7.4; and, ii) Any eligible exception in this Section.	Applicant to Note	Applicant to Note
	<u>b) Exception for the Agriculture (A1) Zone, Rural (A2) Zone, and any Open Space and Park Zone</u>	Not Within Agriculture Zones	N/A

	<p>The minimum requirement for Electric Vehicle Parking Spaces shall not apply to any parking space located within one of the following Zones:</p> <p>i) Agriculture (A1) Zone; ii) Rural (A2) Zone; and, iii) Any Open Space and Park Zone.</p>		
	<p><u>c) Exception for Existing Buildings in All Zones</u></p> <p>Notwithstanding Section 5.7.4, for any use within any Zone, located in all or part of a building existing on the effective date of this By-law, no Electric Vehicle Parking Spaces are required, except that:</p> <p>i) where an addition or expansion of an existing building is proposed, the Electric Vehicle Parking requirements of Section 5.7.4 shall only apply to such addition or expansion.</p>	Existing	Conforms
	<p><u>d) Exception for Existing Parking Lots in All Zones</u></p> <p>Notwithstanding Section 5.7.4, for any Parking Lot or portion thereof within any Zone, existing on the effective date of this By-law, no Electric Vehicle Parking Spaces are required, except that: i) where an expansion or enlargement of such parking is proposed, the electric vehicle parking requirements of Section 5.7.4 shall only apply to such expansion or enlargement.</p>	Not Existing	N/A
	<p><u>e) Regulations for Electric Vehicle Parking Spaces</u></p> <p>Electric Vehicle Parking Spaces shall be subject to the regulations in Section 5.6.7.</p>	Applicant to Note	Applicant to Note
5.7 PARKING SCHEDULES			
<p>Parking Schedules <i>[as per section 5.7 of Hamilton Zoning By-law 05-200]</i></p>	<p><u>a) Parking Rate Areas</u></p> <p>Where this By-law indicates that a Parking Rate Area (PRA) applies for the purpose of calculating a parking requirement or permission, such Parking Rate Area shall apply to lands and shall be indicated as Parking Rate Area (PRA1), (PRA2) and (PRA3) on Schedule "A" – Zoning Maps.</p>	Subject property located within PRA 1	Applicant to Note

	<p><u>b) Application of Parking Rate Areas</u></p> <p>Where a parking rate or requirement contained in this By-law does not contain reference to a Parking Rate Area (PRA), such parking rate shall apply to all lands throughout the City. Only where a parking rate refers to a specific Parking Rate Area, and where such use is located within that specified Parking Rate Area, shall there be any modification to the parking rate, and only in the manner prescribed.</p>	Applicant to Note	Applicant to Note				
<p>Minimum Required Parking Rate Schedule [as per section 5.7.1 of Hamilton Zoning By-law 05-200]</p>	<p><u>a) Minimum Required Parking Rate Schedule</u></p> <p>Parking spaces shall be provided in the minimum quantity specified in Column 2 hereunder for each use listed in Column 1:</p> <p>Minimum 0 per unit</p> <p>Refer to table in By-law 5.7.1</p>	Not provided	Conforms				
<p>Minimum Accessible Parking Rate Schedule [as per section 5.7.3 a) of Hamilton Zoning By-law 05-200]</p>	<p><u>a) Minimum Accessible Parking Rate Schedules</u></p> <p>The minimum number of accessible parking spaces which must be provided shall be the greater minimum number resulting from the calculations in Sections 5.7.3 b) and 5.7.3 c) below, with numeric fractions rounded up in accordance with Section 5.1.1 c) ii) and iii).</p>	Semi Detached Dwelling not subject to Accessible Parking	N/A				
<p>Minimum Accessible Parking Calculation 1 - Proportionate to Parking Provision [as per section 5.7.3 b) of Hamilton Zoning By-law 05-200]</p>	<p><u>b) Minimum Accessible Parking Calculation 1 - Proportionate to Parking Provision</u></p> <p>On a lot containing 5 or more parking spaces, a minimum number of the parking spaces provided shall meet the requirements of the Minimum Accessible Parking Rate Schedule below:</p> <table border="1"> <thead> <tr> <th>Column 1 Total Number of Parking Spaces Provided</th> <th>Column 2 Minimum Number of Accessible Parking Spaces</th> </tr> </thead> <tbody> <tr> <td>5 – 100 spaces</td> <td>Minimum 4% of the total number of parking spaces provided;</td> </tr> </tbody> </table>	Column 1 Total Number of Parking Spaces Provided	Column 2 Minimum Number of Accessible Parking Spaces	5 – 100 spaces	Minimum 4% of the total number of parking spaces provided;	Semi Detached Dwelling not subject to Accessible Parking	N/A
Column 1 Total Number of Parking Spaces Provided	Column 2 Minimum Number of Accessible Parking Spaces						
5 – 100 spaces	Minimum 4% of the total number of parking spaces provided;						

	101 – 200 spaces	Minimum 1 space + 3% of the total number of parking spaces provided;		
	201 - 1000 spaces	Minimum 2 spaces + 2% of the total number of parking spaces provided; and,		
	1000 or more spaces	Minimum 11 + 1% of the total number of required parking spaces.		
<p>Minimum Accessible Parking Calculation 2 - Where Total Parking Provision is Reduced Pursuant to a Parking Rate Area or Downtown Zone <i>[as per section 5.7.3 c) of Hamilton Zoning By-law 05-200]</i></p>	<p><u>c) Minimum Accessible Parking Calculation 2 - Where Total Parking Provision is Reduced Pursuant to a Parking Rate Area or Downtown Zone</u></p> <p>The minimum number of accessible parking spaces which must be provided shall be:</p> <p>i) In any Zone, except a Downtown Zone, the result of:</p> <p>a) applying the requirements of Section 5.7.1 to all uses, excluding the existing gross floor area within any existing building, and excluding the application of any Parking Rate Area or Downtown Zone, to produce a total number of parking spaces; and, b) applying the corresponding requirement listed in Column 2 of Schedule 5.7.3</p> <p>b) to the total number of parking spaces resulting from the calculation in Section 5.7.3 c) i) a) immediately above to produce the minimum required number of accessible parking spaces.</p> <p>ii) In any Downtown Zone, the result of applying Column 2 hereunder for each use listed in Column 1, excluding any existing gross floor area within any existing building:</p> <p>Refer to table in By-law 5.7.3 c)</p>		<p>Semi Detached Dwelling not subject to Accessible Parking</p>	<p>N/A</p>

Yours truly



for the Manager of Zoning and Committee of Adjustment

ACKNOWLEDGEMENT CLAUSE (FOR ZONING COMPLIANCE REVIEW APPLICATIONS IN SUPPORT OF A ZONING BY-LAW AMENDMENT, SITE PLAN, OR MINOR VARIANCE APPLICATION)

I/We hereby acknowledge and understand the above noted comments and further acknowledge that the supporting documentation submitted with this Zoning Compliance Review application has not been changed or modified between the date of this letter and the date of application for the subsequent Zoning By-law Amendment, Site Plan, or Minor Variance application.

If the supporting documentation has been changed or modified, a new application for Zoning Compliance Review may be required prior to acceptance of a formal application for Zoning By-law Amendment, Site Plan, or Minor Variance application.

_____	_____	_____
Owner	Owner Signature	Date

_____	_____	_____
Applicant (I have the authority to bind the Owner)	Applicant Signature	Date

_____	_____	_____
Agent (I have the authority to bind the Owner)	Agent Signature	Date



Hamilton

Phone: (905) 546-2424 ext. 4221
 Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE/PERMISSION
 UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME
Registered Owners(s)	1000818630 Ontario Inc.
Applicant(s)	Ken Bekendam
Agent or Solicitor	Ken Bekendam

1.2 Primary contact Applicant Owner Agent/Solicitor

1.3 Sign should be sent to Applicant Owner AgentSolicitor

1.4 Request for digital copy of sign Yes* No

If YES, provide email address where sign is to be sent [REDACTED]

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	51-53 West Avenue North, Hamilton ON		
Assessment Roll Number			
Former Municipality			
Lot	61	Concession	
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:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

A minimum lot width of 7.21 metres shall be permitted instead of the minimum required lot width of 7.5 metres.

Second Dwelling Unit Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

Lot width below permitted 7.5m

3.3 Is this an application 45(2) of the Planning Act.

Yes No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
7.21m	37.03m	240.96 sq.m	n/a

4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
See attached				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
See attached				

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
See attached				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
See attached				

- 4.4 Type of water supply: (check appropriate box)
 publicly owned and operated piped water system
 privately owned and operated individual well

- lake or other water body
 other means (specify)

- 4.5 Type of storm drainage: (check appropriate boxes)
 publicly owned and operated storm sewers
 swales

- ditches
 other means (specify)

4.6 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) _____

4.7 Type of access: (check appropriate box)

provincial highway

right of way

municipal road, seasonally maintained

other public road

municipal road, maintained all year _____

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Semi detached dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Semi detached dwelling

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

unknown

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Semi detached dwelling

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Semi detached dwelling

7.4 Length of time the existing uses of the subject property have continued:

unknown

7.5 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) residential

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

7.6 What is the existing zoning of the subject land? D5 - Zoning By-Law05-200

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-law Amendment or Minor Variance)

Yes

No

If yes, please provide the file number: D5 - Zoning By-Law05-200

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 2

8.2 Number of Dwelling Units Proposed: 2

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
 - Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
 - Minimum Distance Separation Formulae (data sheet available upon request)
 - Hydrogeological Assessment
 - Septic Assessment
 - Archeological Assessment
 - Noise Study
 - Parking Study
-
-

STAFF COMMENTS

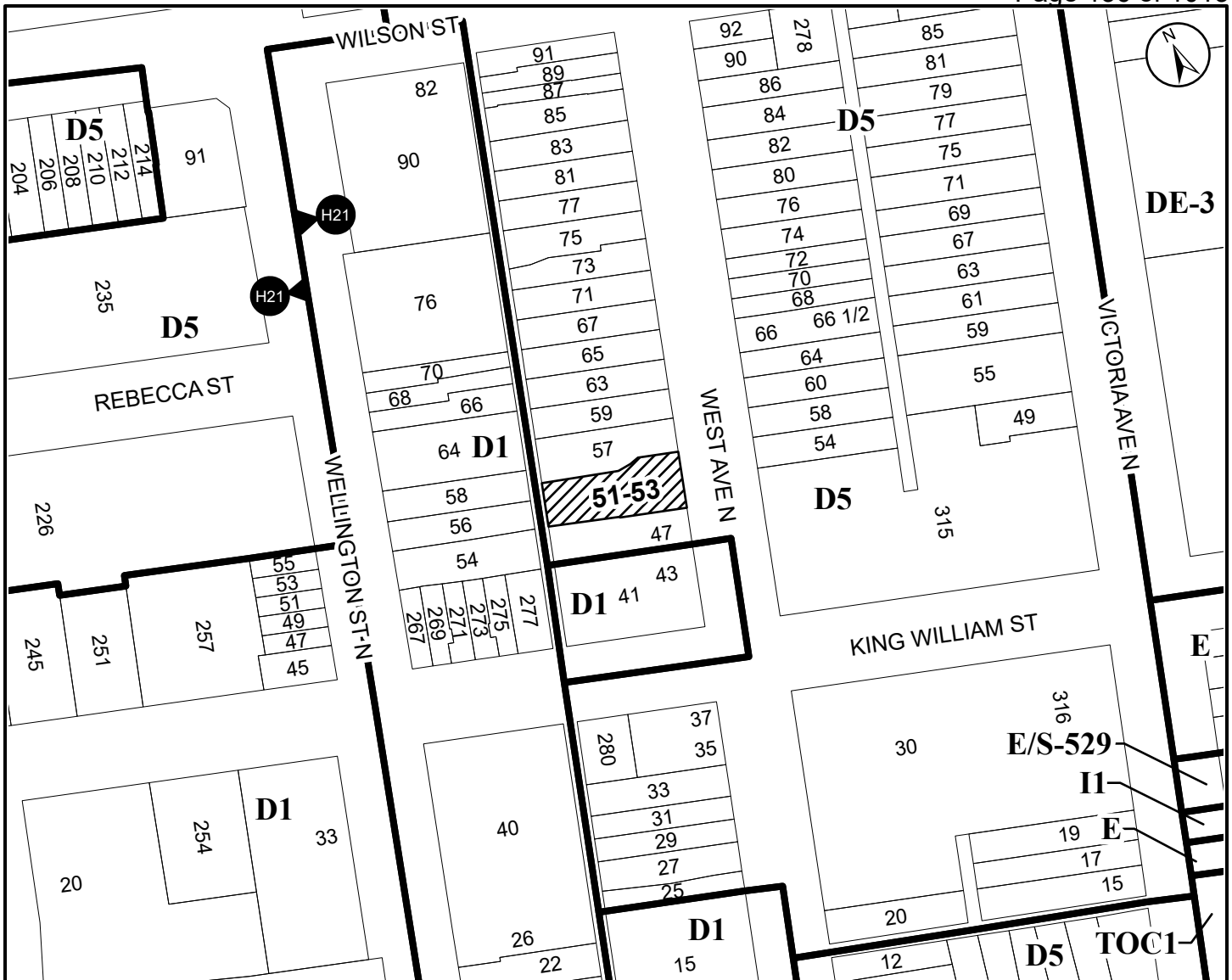
HEARING DATE: September 24, 2024



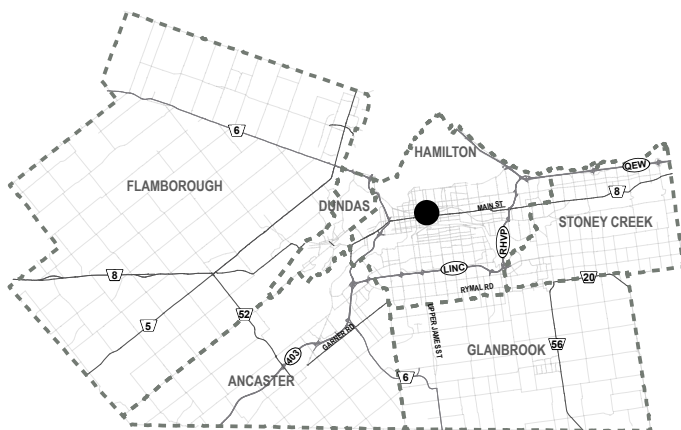
Hamilton

A-24:193 - 51-53 West Avenue North, Hamilton

This application has been tabled prior to the hearing and will be heard on October 8th, 2024. –
Committee of Adjustment Staff.



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



51-53 West Avenue North, Hamilton (Ward 2)

File Name/Number:

A-24:193

Date:

September 9, 2024

Technician:

SH

Scale:

N.T.S.

Appendix "A"



Hamilton



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
Minor Variance

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.:	A-24:195	SUBJECT PROPERTY:	160 Hughson Street South, Hamilton
ZONE:	"C5" Mixed Use Medium Density	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200

APPLICANTS: Owner: 2414677 Ontario Inc. c/o Lankin Investments Julian Piro
Applicant: Ken Bekendam

The following variances are requested:

1. A 0.0m finished floor elevation for a dwelling unit shall be provided instead of the minimum 0.9m above grade finished floor elevation required.
2. A parking space may be setback 1.21 metres from the Forest Avenue Street line instead of the minimum 3.0m minimum setback from a street line required for parking spaces.
3. A parking space may be setback 1.58 metres from Hughson Street South Street line instead of the minimum 3.0m minimum setback from a street line required for parking spaces.
4. No planting strip shall be required between a street line and a parking space instead of the minimum 3.0m wide planting strip required between a street line and a parking space.
5. Parking spaces on a lot containing a multiple dwelling shall be permitted between the building façade and front lot line as well as between the building façade and flankage lot line instead of the requirement that no parking shall be located between a building façade and a front or flankage lot line.
6. A total of four (4) parking spaces for small car parking shall be permitted instead of a maximum of 10% of the required parking for small car parking permitted.
7. A total of twenty-seven (27) parking spaces shall be provided instead of the minimum fifty-two (52) parking spaces required.

A-24:195

8. Zero (0) long term Bicycle parking spaces shall be provided instead of the minimum 0.7 spaces per unit required.

PURPOSE & EFFECT: To facilitate interior alterations to an existing Multiple Dwelling to establish ten additional dwelling units on the ground floor of the exiting building.

Notes:

1. It is noted that variance #7 is written pursuant to the existing parking regulations, new parking regulations pursuant to by-law 24-052 (not final) would only require 5 visitor parking spaces.
2. It is noted that variance #8 is written pursuant to the long-term bicycle parking regulations contained within amending by-law 24-052 (not final).

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, September 24, 2024
TIME:	1:40 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	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:

- 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 September 20, 2024

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 September 23, 2024

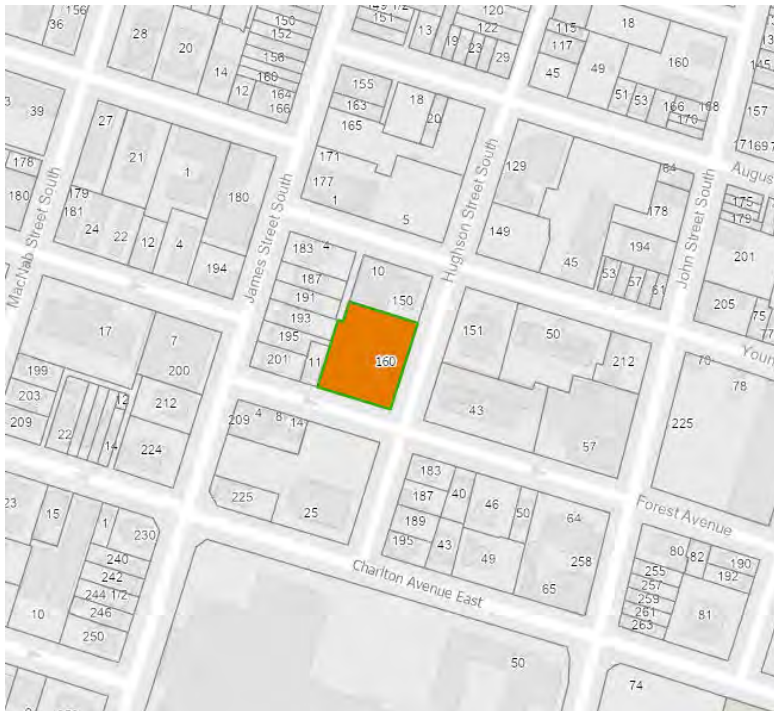
FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:195, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71

A-24:195

Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer 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.



 **Subject Lands**

DATED: September 5, 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, and may include posting electronic versions.



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

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. 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. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

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

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

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 on the Notice of Public Hearing.

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

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

SITE INFORMATION & STATISTICS

ADDRESS:	160 HUGHSON ST. S. HAMILTON, ON
ZONING TYPE:	C5
LOT AREA:	23944.72 SQ FT (2224.54 m ²)
LOT FRONTAGE:	172' - 0 1/2" > (52.43 m)

EXISTING STRUCTURE NOTE:

OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING ALL EXISTING STRUCTURAL CONDITIONS PRIOR TO ANY WORK, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER PRIOR TO ANY WORK, OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR SHORING EXISTING STRUCTURE PRIOR TO ANY WORK.

BUILDING CODE COMPLIANCE NOTE:

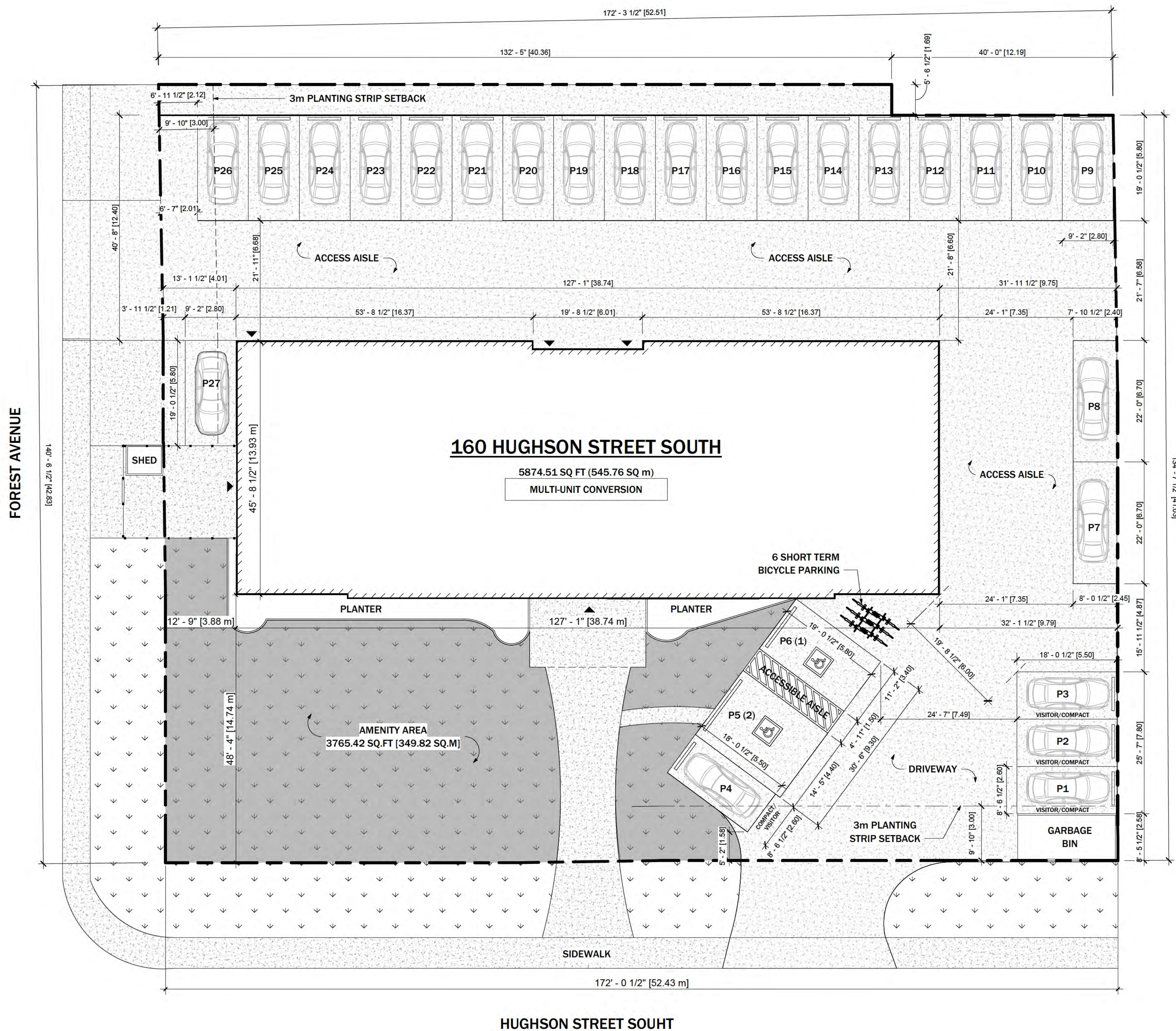
THESE DRAWINGS DO NOT REPRESENT A COMPREHENSIVE AND EXHAUSTIVE GUIDE FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE. IT IS ASSUMED THAT THE CONTRACTOR HAS REASONABLY SUFFICIENT KNOWLEDGE OF THE ONTARIO BUILDING CODE IN ORDER TO PERFORM ALL WORK AS PER THESE DRAWINGS IN SUCH A WAY THAT WILL COMPLY WITH ALL ASPECTS OF THE O.B.C. AND WILL NOT CONTRAVENE ANY OTHER APPLICABLE LAWS.

SITE PLAN:

BASED ON HAMILTON SITE MAPS AND MEASUREMENTS ON SITE DESIGNER ASSUMES NO RESPONSIBILITY FOR ACCURACY OF HAMILTON MAPS. THIS SITE SHALL NOT BE USED FOR ANY OTHER PURPOSES. NO WORK TO ENCROACH ONTO ADJOINING PROPERTIES.

GENERAL NOTES:

- ALL CONSTRUCTION TO COMPLY WITH THE REVISED ONTARIO BUILDING CODE 2012.
- ALL DIMENSIONS ARE MEASURED TO ROUGH FRAMING OR TO MASONRY SURFACES UNLESS OTHERWISE NOTED.
- ALL DOORS AND WINDOW OPENINGS ARE MEASURED TO ROUGH FRAMING OR MASONRY OPENINGS.
- CONTRACTOR IS TO VERIFY WINDOW OPENINGS WITH WINDOW MANUFACTURER PRIOR TO COMMENCING WORK.
- READ ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
- ELEVATION REFERENCES ARE BASED ON 100-0" = 131.70m GEODETIC ELEVATIONS AS NOTED ON A1 SITE PLAN.
- ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND THE FIELD CONDITIONS BEFORE COMMENCING FABRICATION, AND INCONSISTENCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROPERLY SUPERVISE THE WORK AND ENSURE THAT THE WORK IS INSTALLED TO THE CORRECT LINES AND LEVELS, THAT THE CONNECTIONS AND DETAILS CONFIRM TO THE DRAWING DETAILS AND SHALL COORDINATE THE INTERFACING OF ALL WORK WITH ALL SUB-TRADES.
- PROVIDE POSITIVE FRONT YARD SLOPE TO MUNICIPAL SEWER FOR WATER RUN-OFF.
- CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES.
- VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCING NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT.
- REFER TO LANDSCAPING PLAN FOR PLANTING CONFIRM LAYOUT WITH LANDSCAPE CONTRACTOR
- DESIGNER NOT RESPONSIBLE FOR ACCURACY OF SURVEY DRAWING.



UNIT TYPE	PROPOSED	EXISTING	UNIT COUNT
BACHELOR	7	0	7
ONE BEDROOM	2	20	22
TWO BEDROOM	0	40	40
TOTAL	1	60	69

AMENITY SPACE	> 50m ²	< 50m ²	REQUIRED	PROPOSED
	4.0m ² x 61 UNITS	6.0m ² x 8 UNITS	292m ²	349.82m ²

FINISHED FLOOR ELEVATION :	0.9m	0.0m
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SITE STATISTICS: PARKING		REQUIRED	PROPOSED
TOTAL PARKING	2.8m x 5.8m	53	27
STANDARD	2.8m x 5.8m	53	19
PARALLEL:	2.45m x 6.7m	-	2
VISITOR COMPACT:	2.6m x 5.5m	-	4
ACCESSIBLE #1:	3.4m x 5.8m	3	1
ACCESSIBLE #2:	4.4m x 5.8m	-	1
BICYCLE PARKING (SHORT-TERM):		5	6
BICYCLE PARKING (LONG-TERM):		49	0

PARKING RATIO				
> 50m ²	61 UNITS	1-14 0.7/UNIT 14 SPACES = 9.8	15-50 0.85/UNIT 36 SPACES = 30.6	51+ 1.0 / UNIT 11 SPACES = 11
< 50m ²	8 UNITS	0.3/UNIT 8 SPACES = 2.4		

REQUIRED PARKING SPACES	53 SPACES (REQUIRED)
	3 ACCESSIBLE (REQUIRED)

VISITOR PARKING SPACE REQUIREMENTS SECTION 5.6.6	REQUIRED	5 REQUIRED VISITOR
	PROPOSED	5 PROPOSED VISITOR

CITY ELECTRONIC STAMP:

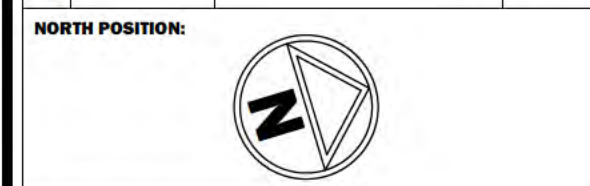
LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES ARE OWNED AND OPERATED BY KING HOMES INC.
LEAD DESIGNER & CONSULTANT: KEN BEKENDAM, B.A BUSCOM, L.T.
 CELL PHONE: 905-965-0647
 kenbekendam@gmail.com
OFFICE ADDRESS: 979 MAIN ST. E. HAMILTON ON
OFFICE PHONE: 855-546-4467

The undersigned has reviewed and takes the responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.5.1 of the building code
 Name: Ken Bekendam Signature: Ken Bekendam BCIN: 121307
 Name: Ken Bekendam Signature: Ken Bekendam BCIN: 121307

- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS. FULL SCALE: 24" x 36"
 - ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE LEAD DESIGNER MUST BE NOTIFIED IMMEDIATELY.
 - FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
 - UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING SUPPORTS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
 - USE LATEST REVISED DRAWINGS.
 - ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE.
 - ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF LEGAL SECOND SUITES. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT LEGAL SECOND SUITES WRITTEN PERMISSION (LEGAL SECOND SUITES ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE PID NUMBER AND ORIGINAL SIGNATURE.)
 - BUILDING OWNERS WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.
 - CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

NO.	DATE	GENERAL DESCRIPTION	INITIALS
01			
02			
03			
04			



ENGINEER'S STAMP:

PROJECT NAME/ADDRESS:
160 HUGHSON ST. S. - HAMILTON, ON.

SHEET NAME:
SITE PLAN

PROJECT NO. 24-06	DATE: 04/09/24
SCALE: 1" = 10'-0"	REVISION:

DRAWN BY: DANILO MARTINELLI	REVIEWED BY: KEN BEKENDAM
-----------------------------	---------------------------

SHEET NO.
SP1.01

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions.

Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

1. To permit a finished floor elevation of 0.0m above grade whereas the zoning bylaw Section 10.5.1.1. of Hamilton Zoning bylaw -5-200 requires a finished floor elevation of any dwelling unit to be a minimum of 0.9m above grade
2. To permit parking spaces 1.58m within the Hughson St. S., street line and 1.21m within the Forest Ave., street line whereas the zoning bylaw [Section 5.1 A v) of Hamilton Zoning By-Law 05-200] parking spaces shall not be located within 3.0m of a street line.
3. To permit a 0.0m planting strip shall be provided between the parking lot and the Forest Ave. and Hughson St. street lines whereas the zoning bylaw [Section 5.1 A v) of Hamilton Zoning By-Law 05-200] shall provide a 3.0m wide planting strip between the parking lot and the Forest Ave and Hughson St. S. street line.
4. To permit parking between the façade and the front/flanking lot lines whereas [per section 5.1(d) of Hamilton Zoning By-law 05-200] requires parking for multiple dwellings shall not be located between the façade and the front lot line or between the façade and flanking lot line.
5. To permit a total of four (4) parking spaces to small car parking whereas [per section 5.2 of Hamilton Zoning By-law 05-200] where 10 or more parking spaces are required on a lot, the minimum parking space size of not more than 10% of such parking spaces shall be 2.6m x 5.5m. Equalling 5 parking spaces.
Note: A minimum of fifty-two (52) parking spaces are required. Therefore, a maximum of 5.2 (5) parking spaces shall be permitted as small car parking spaces.
6. To permit twenty-seven (27) parking spaces whereas [per section 5.6 c) of Hamilton Zoning By-law 05-200] requires fifty-two (52) parking spaces.
7. To permit zero (0) long-term bicycle parking spaces whereas zoning bylaw Section 5.7.5(a) requires forty-nine (49) long-term bicycle parking spaces.



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 Building Division
 71 Main Street West
 Hamilton, Ontario, Canada, L8P 4Y5
 Phone: 905.546.2720 Fax: 905.546.2764
www.hamilton.ca

June 20, 2024

ATTENTION OF: Brody Paul
 EMAIL: brody.paul@hamilton.ca

Attention:

Re: Applicable Law Review – Zoning By-law Compliance
Zoning District: “C5” (Mixed Use Medium Density) Zone
Zoning By-law: Hamilton Zoning By-law No. 05-200
Address: 160 Hughson Street South, Hamilton

An Applicable Law Review respecting zoning by-law compliance has been completed and the following comments are provided.

COMMENTS:

1. This application will facilitate alterations to the interior of the existing Multiple Dwelling to establish ten (10) additional dwelling units within the ground floor of the building.
2. The use of a Multiple Dwelling is permitted in the current “C5” (Mixed Use Medium Density) Zone pursuant to Hamilton Zoning By-law No. 05-200.
3. Please note that the following zoning compliance comments, pertain only to the review of the proposed parking layout, and the interior alterations to the building to establish an additional ten (10) dwelling units. No exterior changes to the building have been indicated as part of this application, apart from the additional windows/doors indicated on the Proposed Elevation drawings.
4. Building Division records indicate the last approved parking layout was in association with Building Permit No. BZ-20067 issued October 1, 1964. Parking was previously approved under former Hamilton Zoning By-law No. 6593, which required a total of forty-eight (48) parking spaces. Twelve (12) parking spaces were indicated to be provided in the existing garage area at the first-storey, and thirty-six (36) parking spaces were indicated to be provided in the surface level parking lot.

Based on the submitted Site Plan, it appears the proposed parking layout has been substantially altered from the original approved parking layout, and is further modified by converting the existing garage area to dwelling units resulting in a further reduction of parking on the lot. As the parking area no longer conforms to the approved parking layout or the current regulations which apply to the lands, a full zoning review has been conducted to bring the parking lot into conformity with the current regulations of Hamilton Zoning By-law No. 05-200.

160 Hughson Street South, Hamilton

5. Be advised that By-law No. 24-052 was recently approved which repealed and replaced Section 5: Parking, of Hamilton Zoning By-law No. 05-200. As By-law No. 24-052 is not yet final, at present, all proposed development is reviewed under both the current in-force regulations as well as the approved regulations. For the purpose of the following zoning compliance review, the proposed development has been reviewed against all current in-force Section 5: Parking regulations, as well as the approved Section 5: Parking regulations as contained in amending By-law No. 24-052, which are not yet final.
6. The front lot line for this property/development is the lot line abutting Forest Avenue, being the shortest lot line abutting a street.
7. Please note that the subject lot is identified on Schedule "A" to Appendix "D" as a Parking Rate Area 1 as per amending By-law No. 24-052.
8. The proposed development has been reviewed and compared to the standards of the "C5" (Mixed Use Medium Density) Zone, as indicated in the following chart:

By-law Requirement	Required	Provided	Conforms/ Non-conforming
"C5" Zone Regulations			
Restriction of Uses within a building <i>Section 10.5.1.1</i>	In addition to Section 10.5.1, the following uses shall be permitted in accordance with the following restrictions: i) Restriction of Uses within a building: 1. The finished floor elevation of any dwelling unit shall be a minimum of 0.9 metres above grade; and, 2. Notwithstanding 10.5.1.1i) 1., dwelling unit(s) shall be permitted in a basement or cellar	The Site Statistics indicate the finished floor elevation as 0.0 metres. Dwelling units have not been indicated in a basement or cellar.	Non-conforming
Minimum Amenity Area for Dwelling Units and Multiple Dwellings <i>Section 10.5.3(h)</i> <i>NOTE: No previous Amenity Area requirement for the use of a Multiple Dwelling in an "E-3" Zone under Hamilton Zoning By-law No. 6593. The specific requirement was for a percentage of the lot to be Landscaped Area, which is deemed to be a Legal Non-complying site condition; therefore, the Amenity Area requirement as required by Section 10.5.3(h) has only</i>	On a lot containing 10 dwelling units or more, the following Minimum Amenity Area requirements be provided: i) An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres of gross floor area; and, 2 x 4.0 = 8.0 square metres ii) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.	Amenity area indicated as 349.82 square metres.	Conforms

160 Hughson Street South, Hamilton

By-law Requirement	Required	Provided	Conforms/ Non-conforming
<i>been applied to the ten (10) dwelling units being proposed.</i>	<p>8 x 6.0 = 48.0 square metres</p> <p>TOTAL: 56.0 square metres of amenity space required for the ten (10) additional dwelling units.</p> <p>iii) In addition to the definition of Amenity Area in Section 3: Definitions, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air</p>		
Section 5: Parking Regulations (current in-force regulations)			
<p>Location (All Uses) [as per section 5.1(a) of Hamilton Zoning By-law 05-200]</p>	<p>i) Required parking facilities shall be located on the same lot as the use requiring the parking.</p> <p>ii) Notwithstanding Subsection 5.1 a) i), where the provision of parking on the same lot as the use requiring the parking is not possible, such off-site parking may be located on another lot within 300.0 metres of the lot containing the use requiring the parking, provided:</p> <p>a) Such off-site parking shall only be permitted within a zone in which the use requiring such parking is permitted;</p> <p>b) Such off-site parking shall be subject to Subsection 5.1 a) iii); and,</p> <p>c) Subsection 5.1 a) ii) shall not apply to any Residential Zone</p> <p>iii) Where the required parking is provided in accordance with Subsection ii) above, the owners of both lots shall enter into an agreement with the City to be registered against the title of both the lot upon which parking is to be provided and the lot containing the use requiring the parking. The lot upon which the parking is</p>	<p>Parking facilities are provided on the same lot as the use.</p>	<p>Conforms</p>

160 Hughson Street South, Hamilton

By-law Requirement	Required	Provided	Conforms/ Non-conforming
	<p>located, pursuant to the agreement, shall continue to be so used only for such purposes until alternate parking spaces in conformity with the regulations of this By-law are provided.</p> <p>iv) Parking as provided for in Subsection iii) may be transferred to another lot in accordance with Subsection ii), provided that an agreement as required by Subsection iii) is registered on title of said other lot.</p>		1.58m
<p>Parking Location from a Street Line and Planting Strips [Section 5.1 a) v) of Hamilton Zoning By-law 05-200]</p>	<p>v) Unless otherwise regulated in this By-law, parking spaces and aisles, giving direct access to abutting parking spaces, excluding driveways extending directly from the street, shall be subject to the following:</p> <p>a) Shall not be located within 3.0 metres of a street line,</p> <p>b) Shall provide a 3.0 metre wide planting strip being required and permanently maintained between the street line and the said parking spaces or aisle, except for that portion of a lot line abutting the Red Hill Valley Parkway and the Lincoln Alexander Parkway; and,</p> <p>c) Where a Planting Strip is provided, as per b) above, any architectural wall or feature within the Planting Strip shall be limited to a maximum height of 0.6 metres.</p>	<p>a) Parking spaces are indicated to be within 1.09 metres of the Hughson Street South streetline and within 1.51 metres of the Forest Avenue streetline</p> <p>b) A 3.0 metre planting strip has not been indicated between the parking lot and the Forest Avenue and Hughson Street South streetlines.</p> <p>c) An architectural wall or feature has not been indicated within the planting strip.</p>	<p>Non-conforming</p> <p>1.21m</p>
<p>Location (Multiple Dwellings) [as per section 5.1(d) of Hamilton Zoning By-law 05-200]</p>	<p>On a lot containing a multiple dwelling:</p> <p>i) With the exception of any visitor parking <u>required by Section 5.6</u>, required parking for multiple dwellings shall not be located between the façade and the front lot line or between the façade and flankage lot line. In no case</p>	<p>i) Parking is shown to be located between the façade and the front/flankage lot lines.</p> <p>Parking spaces are indicated to be within 1.09 metres of the Hughson Street South</p>	<p>Non-conforming</p> <p>1.58m</p>

160 Hughson Street South, Hamilton

By-law Requirement	Required	Provided	Conforms/ Non-conforming
	<p>shall any parking be located within the required front yard or required flankage yard or within 3.0 metres of a street line.</p> <p>ii) Visitor parking may be permitted between the façade and a street provided that no more than 50% of the front yard shall be used for visitor parking and access to such parking.</p> <p>NOTE: No visitor parking requirement for a Multiple Dwelling in a "C5" Zone.</p>	<p>streetline and within 1.51 metres of the Forest Avenue streetline.</p>	<p>1.21m</p>
<p>Design Standards [as per section 5.2 of Hamilton Zoning By-law 05-200]</p> <p>Parking Lot: "shall mean an area located on a lot which contains five or more parking spaces".</p>	<p>a) i) Where a parking lot is situated on a lot which abuts a Residential Zone, Settlement Residential (S1) Zone, Downtown (D5), or Downtown (D6) Zone, the following shall be provided and maintained along that portion of the lot line that abuts a Residential Zone, Settlement Residential (S1) Zone, Downtown (D5) Zone, or Downtown (D6) Zone:</p> <p>i) A minimum 1.5 metre wide landscape strip which shall contain a visual barrier in accordance with Section 4.19 of this By-law.</p> <p>NOTE: The subject property does not abut said zones.</p>	<p>N/A</p>	<p>N/A</p>
	<p>b) Unless permitted by another regulation in this By-law, parking space sizes shall be:</p> <p>i) Minimum 2.8 metres in width and 5.8 metres in length;</p> <p>ii) Where a wall, column, or any other obstruction is located abutting or within any parking space within an above ground or underground parking structure, the minimum width of a parking space shall be increased by 0.3 metres;</p> <p>iii) Notwithstanding</p>	<p>i) Eighteen (18) standard parking spaces ("P10" – "P27") are indicated as a minimum of 2.8 metres in width and 5.8 metres in length.</p> <p>ii) Parking spaces do not appear to be obstructed.</p> <p>iii) and vi) Applicant to note instances where a parking space may not be considered obstructed.</p> <p>iv) Five (5) parking</p>	<p>Non-conforming</p>

1.41m

160 Hughson Street South, Hamilton

By-law Requirement	Required	Provided	Conforms/ Non-conforming
	<p>Subsection ii), an additional 0.3 metres shall not be required provided:</p> <ol style="list-style-type: none"> 1. the maximum length of the wall, column or any other obstruction shall not exceed 1.15 metres; 2. the wall, column or any other obstruction is located at the front, rear, or both ends of the parking space; and, 3. the wall, column or any other obstruction does not project more than 0.15 metres into the width of the parking space. <p>vi) Notwithstanding Subsection i) herein, where 10 or more parking spaces are required on a lot, the minimum parking space size of not more than 10% of such required parking spaces shall be a width of 2.6 metres and a length of 5.5 metres, provided that any such parking space is clearly identified as being reserved for the parking of small cars only;</p> <p>NOTE: A minimum of fifty-two (52) parking spaces are required. Therefore, a maximum of 5.2 (5) parking spaces shall be permitted as small car parking spaces.</p> <p>vii) Notwithstanding Subsection b) ii) and iii), light standards, including the base, located at the intersection of 4 parking spaces shall not be considered as an obstruction.</p>	<p>spaces ("P1 – "P3" and "P4" and "P5") are indicated as a minimum of 2.6 metres in width and 5.5 metres in length.</p> <p>One (1) parking space ("P28") is indicated as a minimum of <u>2.5 metres in width</u>. Length has not been indicated.</p> <p>It appears a total of six (6) parking spaces are provided for small car parking, whereas only five (5) are permitted.</p>	<p>Site plan updated</p>
	<p>c) All required parking shall be provided as follows:</p> <ol style="list-style-type: none"> i) With adequate means of ingress and egress to and from the street or laneway 	<p>i) and ii) The required parking is provided with adequate means of ingress and egress to and from the street or</p>	<p>Conforms</p>

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By-law Requirement	Required	Provided	Conforms/ Non-conforming
	<p>without the necessity of moving any other motor vehicle, except that the accessibility to a maximum of one of the required parking spaces for a single detached dwelling may be obstructed by another motor vehicle.</p> <p>ii) Shall be arranged so as to not interfere with normal public use of the street or laneway;</p> <p>iii) Shall be accessed by means of an access driveway:</p> <ol style="list-style-type: none"> 1. Located on the lot; or, 2. Located partly on the lot in the case of a mutual driveway; <p>or,</p> <ol style="list-style-type: none"> 3. By means of a Right-of-Way. <p>iv) Any parking lot shall provide for ingress and egress of vehicles to and from a street in a forward motion only</p>	<p>laneway and is arranged so as not to interfere with normal public use of the street or laneway.</p> <p>iii) The parking area is accessed by means of an access driveway located on the lot.</p> <p>iv) Ingress and egress of vehicles to and from the street is in a forward motion.</p>	
	<p>d) Notwithstanding Subsection b) herein, in the case of parallel parking:</p> <p>Each parallel parking space shall have a minimum width of 2.4 metres and a minimum length of 6.7 metres. End spaces which have a clear, unobstructed approach, shall have a minimum length of 5.5 metres</p>	<p>Two (2) parallel parking spaces have been indicated with a minimum width of 2.45 metres and a minimum length of 6.70 metres.</p>	Conforms
	<p>e i) <u>Parking Spaces, Driveways and Widening(s) in All Zones</u></p> <p>a) Shall be provided and maintained with stable surfaces such as asphalt, concrete or other hard-surfaced material, crushed stone or gravel, and shall be</p>	<p>i) and ii) The surface level parking lot appears to be asphalt. Applicant to indicate material on future submissions.</p>	Appears to Comply

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By-law Requirement	Required	Provided	Conforms/ Non-conforming
	<p>maintained in a dust free condition;</p> <p>ii) <u>Parking Lots in All Zones, except the Rural Classification Zones</u></p> <p>a) Shall be designed and maintained with stable surfaces such as asphalt, concrete or other hard-surfaced material;</p>		
	<p>f) Notwithstanding Subsection b) herein, in the case of a barrier free parking, each parking space shall have a minimum width of 4.4 metres and a minimum length of 5.8 metres; and,</p>	<p>One (1) barrier free parking space is indicated as having a minimum width of 4.90 metres (including the accessibility aisle) and a minimum length of 5.8 metres.</p> <p>One (1) barrier free parking space is indicated as having a minimum width of 2.40 metres and a minimum length of 5.8 metres.</p>	Non-conforming
	<p>g) Commercial Parking Facilities and Hotels Parking spaces may be designed to include the use of tandem or stacked parking where a parking attendant is on site or a valet service is provided.</p>	<p>This is not a commercial parking facility or hotel.</p>	N/A
	<p>h) In addition to Section 5.1 a) v) and Subsection 5.2e) herein, the following Planting Strip requirements shall apply to a surface parking lot in any Zone where 50 or more parking spaces are provided on a lot:</p> <p>i) Landscaped Area(s) or Landscaped Parking Island(s) with a minimum combined area of 10% of the area of the parking lot and associated access driveway and manouvering areas shall be provided and maintained;</p> <p>ii) Each Landscaped Area and Landscaped Parking Island shall have a minimum area of 10.0 square metres;</p>	<p>i), ii) and iii)</p> <p>A total of twenty-eight (28) parking spaces are indicated.</p>	N/A

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By-law Requirement	Required	Provided	Conforms/ Non-conforming																
	<p>iii) In addition to Section 5.6, the number of required parking spaces required to accommodate the Landscaped Area or Landscaped Parking Island within the parking lot shall be reduced by the amount needed to accommodate the minimum Landscaped Parking Island requirement as required by Subsection 5.2h)i), up to a maximum of 10% of the required parking spaces.</p>																		
	<p>i) In addition to Subsection c) herein, the minimum aisle width shall be designed and provided in accordance with the following requirements.</p> <table border="1" data-bbox="560 762 868 1066"> <thead> <tr> <th>Parking Angle Degree</th> <th>One-Way and Two-Way Aisle Width</th> </tr> </thead> <tbody> <tr> <td>0°</td> <td>3.7m</td> </tr> <tr> <td>15°</td> <td>3.7m</td> </tr> <tr> <td>30°</td> <td>3.7m</td> </tr> <tr> <td>45°</td> <td>4.5m</td> </tr> <tr> <td>60°</td> <td>5.5m</td> </tr> <tr> <td>75°</td> <td>6.0m</td> </tr> <tr> <td>90°</td> <td>6.0m</td> </tr> </tbody> </table>	Parking Angle Degree	One-Way and Two-Way Aisle Width	0°	3.7m	15°	3.7m	30°	3.7m	45°	4.5m	60°	5.5m	75°	6.0m	90°	6.0m	<p>A minimum aisle width of 6.0 metres has been indicated through most of the parking lot; however, the minimum width between parking spaces "P7" and "P3" shall be indicated to confirm compliance.</p>	<p>Unable to Determine Compliance Compliant</p>
Parking Angle Degree	One-Way and Two-Way Aisle Width																		
0°	3.7m																		
15°	3.7m																		
30°	3.7m																		
45°	4.5m																		
60°	5.5m																		
75°	6.0m																		
90°	6.0m																		
<p>Barrier Free Parking [as per section 5.5 of Hamilton Zoning By-law 05-200]</p> <p><i>*Shall not apply to Single Detached Dwellings, Semi-Detached Dwellings, Duplex Dwellings and Street Townhouses abutting a public street.</i></p> <p><i>**Where the application of the parking standards in Section a) above results in a numeric fraction, <u>fractions shall be rounded down to the nearest whole number.</u></i></p>	<p>a) <i>Barrier free parking shall be designated and provided as part of the required parking spaces in accordance with the following requirements:</i></p> <table border="1" data-bbox="560 1266 868 1707"> <thead> <tr> <th>Required Parking Spaces</th> <th>Designated Barrier Free Parking Spaces</th> </tr> </thead> <tbody> <tr> <td>1 – 49 Spaces</td> <td>Minimum 1 space;</td> </tr> <tr> <td>50 – 100 Spaces</td> <td>Minimum 4% of the total number of required parking spaces;</td> </tr> <tr> <td>101 – 200 Spaces</td> <td>Minimum 1 space + 3% of the total number of required parking spaces;</td> </tr> <tr> <td>201 – 1000 Spaces</td> <td>Minimum 2 spaces + 2% of the total number of required parking spaces; and,</td> </tr> <tr> <td>1000+</td> <td>Minimum 11 + 1% of the total number of required parking spaces.</td> </tr> </tbody> </table> <p>NOTE: A minimum of fifty-two (52) parking spaces are required.</p> <p>THEREFORE: 4% of 52 = 2.08 (2) barrier free parking</p>	Required Parking Spaces	Designated Barrier Free Parking Spaces	1 – 49 Spaces	Minimum 1 space;	50 – 100 Spaces	Minimum 4% of the total number of required parking spaces;	101 – 200 Spaces	Minimum 1 space + 3% of the total number of required parking spaces;	201 – 1000 Spaces	Minimum 2 spaces + 2% of the total number of required parking spaces; and,	1000+	Minimum 11 + 1% of the total number of required parking spaces.	<p>Two (2) barrier free parking spaces are indicated.</p>	<p>Conforms</p>				
Required Parking Spaces	Designated Barrier Free Parking Spaces																		
1 – 49 Spaces	Minimum 1 space;																		
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By-law Requirement	Required	Provided	Conforms/ Non-conforming
	spaces are required to be provided.		
Minimum Number of Required Parking Spaces [as per section 5.6 c) of Hamilton Zoning By-law 05-200]	<p>Multiple Dwelling in C5 Zone:</p> <p>Dwelling Units less than 50.0 square metres GFA:</p> <p>Min: 0.3 per unit Max: 1.25 per unit</p> <p><u>Calculation:</u></p> <p>Min: $8 \times 0.3 = 2.4$ (2) Max: $8 \times 1.25 = 10$</p> <p>Dwelling Units greater than 50.0 square metres gross floor area:</p> <p>1-14 Units: Min: 0.7 per unit Max: 1.25 per unit</p> <p><u>Calculation:</u></p> <p>Min: $14 \times 0.7 = 9.8$ (9) Max: $14 \times 1.25 = 17.5$ (17)</p> <p>15-50 Units: Min: 0.85 per unit Max: 1.25 per unit</p> <p><u>Calculation:</u></p> <p>Min: $36 \times 0.85 = 30.6$ (30) Max: $36 \times 1.25 = 45$</p> <p>51+ Units: Min: 1.0 per unit Max: 1.25 per unit</p> <p><u>Calculation:</u></p> <p>Min: $11 \times 1.0 = 11$ Max: $11 \times 1.25 = 13.75$ (13)</p> <p>TOTAL:</p> <p>Min: $2 + 9 + 30 + 11 = 52$ Max: $10 + 17 + 45 + 13 = 85$</p> <p>THEREFORE: A minimum of fifty-two (52) parking spaces are required.</p>	<p>Twenty-eight (28) parking spaces have been indicated whereas fifty-two (52) are required.</p>	<p>Non-conforming</p> <p>27</p>
Bicycle Parking [as per section 5.7 of	<p>a) Locational Requirements:</p> <p>i) Long-term Bicycle Parking</p>	<p>Five (5) short-term bicycle parking spaces are indicated</p>	<p>Conforms</p>

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By-law Requirement	Required	Provided	Conforms/ Non-conforming
Hamilton Zoning By-law 05-200]	Space shall be located in a secure enclosed bicycle parking area. ii) Short-term Bicycle Parking Space shall be located within a bicycle parking area at grade	at grade. Long-term bicycle parking has not been indicated.	
	c) In the Downtown (D1), (D2) and (D5) Zones, Transit Oriented Corridor Zones and Commercial and Mixed-Use Zones <u>short-term bicycle parking</u> shall be provided in each and every building in the minimum quantity specified in accordance with the following requirements: <u>Multiple dwelling requirement:</u> 5 short-term bicycle parking spaces NOTE: Notwithstanding Section c) above, for any Office, Personal Services, Restaurant, or Retail use less than 450.0 square metres no short-term bicycle parking space(s) shall be required.	Six (6) short-term bicycle parking spaces are indicated at grade.	Conforms
	e) Notwithstanding Section b) and in addition to c) above, in the Downtown (D1), (D2), and (D5) Zones, Transit Oriented Corridor Zones <u>long-term bicycle parking</u> shall be provided in the minimum quantity specified in accordance with the following requirements: NOTE: No long-term bicycle parking is required for properties located in the "C5" Zone.	Long-term bicycle parking spaces have not been indicated.	N/A
Section 5: Parking Regulations (as per By-law No. 24-052 not yet final and binding)			
Parking on the Same Lot <i>Section 5.1.1(d)</i>	All required parking spaces shall be located on the same lot as the use for which they are required, unless the parking spaces are provided on another lot in compliance with Section 5.6.1.	Parking facilities are provided on the same lot as the use.	Conforms
Minimum parking space size <i>Section 5.2.1(a)</i>	Unless permitted by another regulation in this By-law, parking space sizes shall be	Eighteen (18) standard parking spaces ("P10" –	Conforms

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By-law Requirement	Required	Provided	Conforms/ Non-conforming
	a minimum of 2.8 metres in width and 5.8 metres in length	"P27") are indicated as a minimum of 2.8 metres in width and 5.8 metres in length.	
Required Increase in Width due to Obstruction <i>Section 5.2.1(b)</i>	Where a wall, column, or any other obstruction is located abutting or within any parking space, the minimum width of a parking space shall be increased by 0.3 metres for each side which is obstructed by a wall, column, or other obstruction;	Parking spaces do not appear to be obstructed.	N/A
Exceptions to Increase in Width due to Obstruction <i>Section 5.2.1(c)</i>	Notwithstanding Subsection 5.2.1 b), an additional 0.3 metres shall not be required provided all of the following conditions are met: i) the maximum length of the wall, column or other obstruction shall not exceed 1.15 metres, measured along the side of the parking space, from the front or rear of the space towards the side's midpoint; ii) the wall, column or other obstruction is located at the front, rear, or both ends of the parking space; and, iii) the wall, column or other obstruction does not project more than 0.15 metres into the width of the parking space	Parking spaces do not appear to be obstructed. Applicant to note instances where a parking space may not be considered obstructed.	N/A
Increase in Length Due to Stairs within an Attached Garage <i>Section 5.2.1(d)</i>	The length of each parking space in an attached garage of a dwelling unit shall be increased by an equivalent length of the step, steps or stairwell that extends into the parking space, except i) an open stairway may project into the length of the required parking space not more than 0.75 metres provided the height of the stairway does not exceed 0.5 metres.	N/A	N/A
Light Standards Not Considered Obstructions	Notwithstanding Section 5.2.1 b), light standards, including the base, located at	Light standards have not been indicated.	N/A

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By-law Requirement	Required	Provided	Conforms/ Non-conforming
<i>Section 5.2.1(e)</i>	the intersection of four parking spaces shall not be considered as an obstruction.		
Optional Reduction in Minimum Dimensions for Small Car Parking <i>Section 5.2.1(f)</i>	Notwithstanding Subsection 5.2.1 a), where 10 or more parking spaces are provided on a lot, the minimum parking space size of not more than 10% of such <u>required parking spaces</u> may be a width of 2.6 metres and a length of 5.5 metres, provided that any such parking space is clearly identified as being reserved for the parking of small cars only. NOTE: Five (5) visitor parking spaces required. Therefore, a maximum of 0.5 (0) parking spaces are permitted to be provided for small car parking.	Five (5) parking spaces ("P1 – "P3" and "P4" and "P5") are indicated as a minimum of 2.6 metres in width and 5.5 metres in length. One (1) parking space ("P28") is indicated as a minimum of 2.5 metres in width. Length has not been indicated. It appears six (6) parking spaces are provided for small car parking.	Non-conforming 5 parking space
Minimum Parallel Parking Space Dimensions <i>Section 5.2.1(g)</i>	Notwithstanding Subsection 5.2.1 a), each parallel parking space shall have a minimum width of 2.4 metres and a minimum length of 6.7 metres, except that end spaces which have a clear, unobstructed approach, may have a minimum length of 5.5 metres.	Two (2) parallel parking spaces have been indicated with a minimum width of 2.45 metres and a minimum length of 6.70 metres.	Conforms
Minimum Accessible Parking Space Width and Accessibility Aisle Requirement <i>Section 5.2.2(a)</i>	Each accessible parking space shall have: i) a minimum width of 3.4 metres, notwithstanding Section 5.2.1 a) above and subject to Section 5.2.2 b) below; ii) a minimum length of 5.8 metres; and, iii) a minimum of one side must continuously abut an accessibility aisle, provided in accordance with Section 5.2.2 c) and d) below.	i) and ii) Two (2) accessible parking spaces are indicated, one with a minimum width of 3.40 metres and one with a minimum width of 2.40 metres, and both with a minimum length of 5.80 metres. iii) One side of the accessible parking space abuts an accessibility aisle.	Conforms
Permitted Reduction in Width for Accessible Parking Spaces <i>Section 5.2.2(b)</i>	Where two or more accessible parking spaces are provided, a maximum of 50% of such spaces, rounded up to the nearest whole number in the case of	Two (2) accessible parking spaces are indicated, one with a minimum width of 3.40 metres and one with a minimum width	Conforms

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By-law Requirement	Required	Provided	Conforms/ Non-conforming
	a numeric fraction, may have a reduced minimum width of 2.4 metres.	of 2.40 metres, and both with a minimum length of 5.80 metres	
Accessibility Aisle Requirements <i>Section 5.2.2.(c)</i>	A minimum of one side of each accessible parking space shall continuously abut an unobstructed accessibility aisle which shall: i) have a minimum width of 1.5 metres; ii) have a minimum length which extends the full length of each abutting accessible parking space; and, iii) be clearly identified and marked	One side of each accessible parking space abuts an accessibility aisle, which extends the full length of the abutting accessible parking space and is indicated as having a minimum width of 1.50 metres.	Conforms
Sharing of Accessibility Aisle <i>Section 5.2.2.(d)</i>	A maximum of two accessible parking spaces may abut one accessibility aisle, provided such spaces continuously abut opposite sides of the shared accessibility aisle.	A maximum of two accessible parking spaces abut one accessibility aisle, with such spaces continuously abutting opposite sides of the shared accessibility aisle	Conforms
Drive Aisle Requirements <i>Section 5.2.3(a)</i>	The drive aisle abutting any parking space shall be designed and provided in accordance with the following minimum width requirements: <u>Parking Angle Degree/One-Way and Two-Way Aisle Width</u> 0° / 3.7m 15° / 3.7m 30° / 3.7m 45° / 4.5m 60° / 5.5m 75° / 6.0m 90° / 6.0m	A minimum aisle width of 6.0 metres has been indicated through most of the parking lot; however, the minimum width between parking spaces "P7" and "P3" shall be indicated to confirm compliance	Unable to Determine Compliance Compliant
Access Requirements <i>Section 5.2.4(a)</i> Access to all parking shall:	i) be arranged so as to not interfere with normal public use of the street or laneway; ii) be provided by means of an access driveway: 1. located on the lot; or, 2. located partly on the lot in the case of a mutual driveway; or,	The required parking is provided with adequate means of ingress and egress to and from the street or laneway and is arranged so as not to interfere with normal public use of the street or laneway.	Conforms

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By-law Requirement	Required	Provided	Conforms/ Non-conforming
	<p>3. by means of a Right-of-Way; and,</p> <p>iii) in the case of a Parking Lot, provide ingress and egress of vehicles to and from a street in a forward motion only</p>	<p>The parking area is accessed by means of an access driveway located on the lot.</p> <p>Ingress and egress of vehicles to and from the street is in a forward motion.</p>	
<p>Minimum Access Driveway Width <i>Section 5.2.4(b)</i></p>	<p>The width of any driveway providing access to a parking space shall be a minimum of 2.7 metres.</p>	<p>The width of the driveway has not been indicated, but appears to be a minimum of 2.7 metres. Applicant to indicate width on further submissions.</p>	<p>Appears to Comply</p>
<p>Tandem and Stacked Parking Restriction and Exceptions <i>Section 5.2.4(c)</i></p>	<p>All parking spaces shall have adequate means of ingress and egress to and from the street or laneway without the necessity of moving any other motor vehicle, except:</p> <p>i) the accessibility to a maximum of one of the parking spaces for a Single Detached Dwelling may be obstructed by another motor vehicle; and,</p> <p>ii) where a parking attendant is on site or a valet service is provided in association with a Commercial Parking Facility or Hotel, parking spaces may be designed to include the use of tandem or stacked parking.</p>	<p>Parking spaces are shown to have adequate means of ingress and egress to and from the street without the necessity of moving any other vehicle.</p>	<p>Conforms</p>
<p>Minimum Floor Level for an Attached Garage <i>Section 5.2.4(d)</i></p>	<p>Where an attached garage is provided for a Single Detached Dwelling Semi-Detached Dwelling, Duplex Dwelling, Street Townhouse Dwelling, Triplex Dwelling or Fourplex Dwelling in any Zone except the Agriculture (A1) and Rural (A2) Zone, the finished floor level of the garage shall be a minimum of 0.3 metres above grade.</p>	<p>N/A</p>	<p>N/A</p>
<p>Streetline Setback and Planting Strip Requirement <i>Section 5.3.1(a)</i></p>	<p>Unless identified as exempt in Section 5.3.1 b), parking spaces and associated drive aisles, excluding driveways extending directly from the street, shall be subject to all of the following:</p>	<p>i) Parking spaces are indicated to be within 1.09 metres of the Hughson Street South streetline and within 1.51 metres</p>	<p>Non-conforming</p> <p>1.58m</p>

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By-law Requirement	Required	Provided	Conforms/ Non-conforming
	<p>i) Shall not be located within 3.0 metres of a street line;</p> <p>ii) Shall provide a 3.0 metre wide Planting Strip being required and permanently maintained between the street line and the parking spaces or aisle, except for that portion of a lot line;</p> <p>1. Notwithstanding 5.3.1 a) iii), no Planting Strip shall be required for any portion of a lot line abutting the Red Hill Valley Parkway or the Lincoln Alexander Parkway; and,</p> <p>iii) Where a Planting Strip is provided, as per 5.3.1 a) ii) above, any architectural wall or feature within the Planting Strip shall be limited to a maximum height of 0.6 metres.</p>	<p>of the Forest Avenue streetline</p> <p>ii) A 3.0 metre planting strip has not been indicated between the parking lot and the Forest Avenue and Hughson Street South streetlines.</p> <p>iii) An architectural wall or feature has not been indicated within the planting strip.</p>	
<p>Multiple Dwelling Front and Flankage Yard Parking Restriction <i>Section 5.3.1(c)</i></p>	<p>In addition to Section 5.3.1 a), on a lot containing a Multiple Dwelling:</p> <p>i) With the exception of any visitor parking required by Section 5.7.1, required parking for Multiple Dwellings shall not be located between the façade and the front lot line or between the façade and flankage lot line. In no case shall any parking be located within the required front yard or required flankage yard or within 3.0 metres of a street line.</p> <p>ii) Visitor parking may be permitted between the façade and a street provided that no more than 50% of the front or flankage yard shall be used for visitor parking and access to such parking.</p> <p>NOTE: Five (5) visitor parking spaces required</p>	<p>i) Parking is shown to be located between the façade and the front/flankage lot lines.</p> <p>Parking spaces are indicated to be within 1.09 metres of the Hughson Street South streetline and within 1.51 metres of the Forest Avenue streetline.</p> <p>ii) In addition to the five (5) required visitor parking spaces ("P1" – "P3" and "P4" and "P5"), two (2) barrier free parking spaces are indicated between the facade and Hughson Street South.</p> <p>One (1) standard parking space is indicated ("P28") is indicated between</p>	<p>Non-conforming</p>

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By-law Requirement	Required	Provided	Conforms/ Non-conforming
		the façade and Forest Avenue.	
<p>Landscape Strip and Visual Barrier Requirement for Parking Lots <i>Section 5.3.1(d)</i></p> <p>Parking Lot: Shall mean an area located on a lot which contains five or more parking spaces</p>	<p>Where a Parking Lot is situated on a lot which abuts a Residential Zone, Settlement Residential (S1) Zone, Downtown (D5), or Downtown (D6) Zone, the following shall be provided and maintained along that portion of the lot line that abuts a Residential Zone, Settlement Residential (S1) Zone, Downtown (D5) Zone, or Downtown (D6) Zone:</p> <p>i) A minimum 1.5 metre wide landscape strip which shall contain a Visual Barrier in accordance with Section 4.19 of this By-law.</p>	<p>The subject property does not abut said zones.</p>	<p>N/A</p>
<p>Landscape Area and Landscaped Parking Island Requirements for Surface Parking Lots Containing 50 or More Parking Spaces in All Zones <i>Section 5.3.1(e)</i></p>	<p>In addition to Section 5.3.1 b), the following requirements shall apply to surface Parking Lots in all zones which contain 50 or more parking spaces:</p> <p>i) Landscaped Area(s) and Landscaped Parking Island(s) with a minimum combined area of 10% of the area of the Parking Lot and associated access driveway and manoeuvring areas shall be provided and maintained;</p> <p>ii) Each Landscaped Area and Landscaped Parking Island shall have a minimum area of 10.0 square metres;</p> <p>iii) The calculation for Landscaped Area(s) and Landscaped Parking Island(s) shall not include the area of landscaping provided to satisfy the minimum requirement of any other Section of this By-law;</p> <p>iv) A Landscaped Area or Landscaped Parking Island may be traversed by a pedestrian walkway; and,</p> <p>v) When calculating the minimum number of parking</p>	<p>Twenty-eight (28) parking spaces are indicated.</p>	<p>N/A</p>

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By-law Requirement	Required	Provided	Conforms/ Non-conforming
	spaces in accordance with Section 5.7.1, such number may be reduced by the number needed to accommodate the minimum Landscaped Parking Island requirement of this section, up to a maximum of 10% of the required parking spaces.		
Parking Spaces, Driveways and Widening in All Zones <i>Section 5.3.4(a)</i>	<p>(a) Parking spaces, driveways and widening(s) in all zones shall be provided and maintained with stable surfaces such as asphalt, concrete or other hard-surfaced material, crushed stone, permeable pavers or gravel, and shall be maintained in a dust free condition.</p> <p>i) Notwithstanding Section 5.3.4 a), on a lot containing a residential use in a Residential Zone, any parking provided beyond that which is required by Section 5.7.1 of this By-law shall be maintained with permeable material and shall not be deemed landscaped area in the calculation of total landscaped area on a lot.</p>	<p>(a) The surface level parking lot appears to be asphalt. Applicant to indicate material of parking lot on future submissions.</p> <p>(i) The subject lot is not located in a Residential Zone.</p>	<p>(a) Conforms</p> <p>(i) N/A</p>
Parking Lots in all zones, except the Rural Zones <i>Section 5.3.4(b)</i>	Parking Lots in all zones, except the Rural Zones, shall be designed and maintained with stable surfaces such as asphalt, concrete, or other hard surfaced material, or permeable pavers.	The surface level parking lot appears to be asphalt. Applicant to indicate material of parking lot on future submissions.	Conforms
Bicycle Parking Locational Requirements <i>Section 5.4.2(a)</i>	<p>i) Short-term Bicycle Parking Spaces shall be publicly accessible and located within a bicycle parking area at grade, which includes the first floor of a building or an exterior surface area</p> <p>ii) Long-term Bicycle Parking Spaces shall be located in a secure enclosed bicycle parking area.</p>	<p>Six (6) short-term bicycle parking spaces are indicated at grade.</p> <p>Long-term bicycle parking spaces have not been indicated.</p>	Conforms
Visitor Parking Space Requirements <i>Section 5.6.6</i>	a) A required visitor parking space provided on a lot shall be clearly identified and marked as being reserved for such purpose.	Visitor parking spaces have been clearly identified.	Conforms

160 Hughson Street South, Hamilton

By-law Requirement	Required	Provided	Conforms/ Non-conforming
<p>Electric Vehicle Parking Space Regulations <i>Section 5.6.7</i></p>	<p>(a) Permission for Chargers to Encroach Within Required Landscaping Features and Planting Strips:</p> <p>Notwithstanding any other Section of this By-law, except Section 5.6.7 b) below, a charging device associated with an Electric Vehicle Parking Space, including any such space required by Section 5.1.4, may be located within any of the following required features and will not constitute a reduction of that feature's provision:</p> <p>i) Planting Strip; ii) Landscape Strip; iii) Landscaped Area; and, iv) Landscaped Parking Island</p>	<p>Charging devices have not been indicated.</p>	<p>N/A</p>
	<p>(b) Restrictions for Chargers Encroaching Within Required Landscaping Features and Planting Strips:</p> <p>Despite Section 5.6.7 a) above, the permission to encroach within the noted features shall not apply to any of the following:</p> <p>i) A transformer or mechanical enclosure other than a charging device; or, ii) A charging device with a hard-surfaced base exceeding an area of 1.0 square metres.</p>	<p>Charging devices have not been indicated.</p>	<p>N/A</p>
	<p>c) Permission for Chargers to Encroach Within any Required Yard</p> <p>Notwithstanding any other Section of this By-law, a charging device associated with an Electric Vehicle Parking Space may be located within any required yard, except that any such charging device may not be located:</p> <p>i) less than 0.6 metres from any lot line; or,</p>	<p>Charging devices have not been indicated.</p>	<p>N/A</p>

160 Hughson Street South, Hamilton

By-law Requirement	Required	Provided	Conforms/ Non-conforming
	ii) within a visibility triangle.		
<p>Minimum Number of Required Parking Spaces <i>Section 5.7.1(a)(i)</i></p> <p>NOTE: The subject lot is identified on Schedule "A" to Appendix "D" as a Parking Rate Area 1</p> <p>NOTE: Where the application of the parking standards in Section 5.7.1, 5.7.2, 5.7.4, and 5.7.5 results in a numeric fraction, <u>fractions shall be rounded down to the nearest whole number</u></p>	<p>Multiple Dwelling, where the total number of such units is 5 or greater.</p> <p>a) In PRA 1, no parking spaces are required for residents, and 2 visitor parking spaces, plus 0.05 visitor parking spaces are required per unit.</p> <p><u>CALCULATION:</u></p> <p>2 + 0.05 x 70 units = 2 + 3.5 (3) = 5 visitor parking spaces required</p> <p>b) In PRA 2, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit.</p> <p>c) In PRA 3, 0.85 spaces per unit for residents, plus 0.25 visitor parking spaces per unit.</p> <p>d) In all other areas, 1 space per unit for residents, plus 0.3 visitor parking spaces per unit.</p>	<p>Twenty-eight (28) parking spaces have been indicated, five (5) of which have been indicated to be provided for visitor parking.</p>	<p>Conforms</p>
<p>Maximum Permitted Parking Rate Schedule <i>Section 5.7.2</i></p> <p>NOTE: The subject lot is identified on Schedule "A" to Appendix "D" as a Parking Rate Area 1</p> <p>NOTE: Where the application of the parking standards in Section 5.7.1, 5.7.2, 5.7.4, and 5.7.5 results in a numeric fraction, <u>fractions shall be rounded down to the nearest whole number</u></p>	<p>Multiple Dwelling:</p> <p>a) In PRA 1, 1 space per unit, inclusive of resident and visitor parking spaces.</p> <p><u>CALCULATION:</u></p> <p>70 units x 1 = 70</p> <p>THEREFORE: A maximum of seventy (70) parking spaces are permitted.</p> <p>b) In PRA 2, 1.25 spaces per unit, inclusive of resident and visitor parking spaces.</p> <p>c) In PRA 3, 2 spaces per unit, inclusive of resident and visitor parking spaces.</p>	<p>Twenty-eight (28) parking spaces have been indicated.</p>	<p>Conforms</p>
<p>Minimum Accessible Parking Rate Schedule</p>	<p>On a lot containing 5 or more parking spaces, a minimum</p>	<p>Two (2) accessible parking spaces are</p>	<p>Conforms</p>

By-law Requirement	Required	Provided	Conforms/ Non-conforming
<p><i>Section 5.7.3(b)</i></p> <p>NOTE: The minimum number of accessible parking spaces which must be provided shall be the greater minimum number resulting from the calculations in Sections 5.7.3 b) and 5.7.3 c) below, with numeric fractions rounded up.</p> <p>NOTE: Where the application of the minimum accessible parking standards in Section 5.7.3 results in a numeric fraction, fractions shall be rounded up to the nearest whole number.</p>	<p>number of the parking spaces provided shall meet the requirements of the Minimum Accessible Parking Rate Schedule below:</p> <p>5-100 spaces: Minimum 4% of the total number of parking spaces provided;</p> <p><u>CALCULATION:</u></p> <p>NOTE: 28 parking spaces indicated to be provided</p> <p>4% of 28 (1.12) rounded up to 2</p> <p>THEREFORE: A minimum of two (2) accessible parking spaces are required to be provided</p> <p>101-200 spaces: Minimum 1 space + 3% of the total number of parking spaces provided;</p> <p>201-1000 spaces: Minimum 2 spaces + 2% of the total number of parking spaces provided; and,</p> <p>1000 or more spaces: Minimum 11 + 1% of the total number of required parking spaces.</p>	<p>indicated.</p>	
<p>Minimum Accessible Parking Rate Schedule <i>Section 5.7.3(c)</i></p>	<p>Parking Requirement Excluding PRA and existing GFA:</p> <p>d) In all other areas, 1 space per unit for residents, plus 0.3 visitor parking spaces per unit.</p> <p><u>CALCULATION:</u></p> <p>1 x 10 = 10 resident parking spaces 0.3 x 10 = 3 visitor parking spaces</p> <p>TOTAL = 13 parking spaces required for proposed dwelling units.</p> <p>Accessible Parking Space Requirement:</p>	<p>Two (2) accessible parking spaces are indicated.</p>	<p>Conforms</p>

160 Hughson Street South, Hamilton

By-law Requirement	Required	Provided	Conforms/ Non-conforming
	<p>5-100 spaces: Minimum 4% of the total number of parking spaces provided.</p> <p><u>THEREFORE:</u></p> <p>4% of 13 = 0.52 round up to 1</p> <p>One (1) accessible parking space is required to be provided.</p>		
<p>Minimum Electric Vehicle Parking Rate Schedule <i>Section 5.7.4(a)</i></p> <p><i>Of the parking spaces provided on a lot, a minimum percentage shall be provided as Electric Vehicle Parking Spaces, as specified in Column 2 hereunder for each associated use listed in Column 1, and any such Electric Vehicle Parking Spaces shall be subject to Section 5.6.7:</i></p> <p><i>Notwithstanding Section 5.7.4, for any use within any Zone, located in all or part of a building existing on the effective date of this By-law, no Electric Vehicle Parking Spaces are required, except that:</i></p> <p><i><u>i) where an addition or expansion of an existing building is proposed, the Electric Vehicle Parking requirements of Section 5.7.4 shall only apply to such addition or expansion</u></i></p> <p>NOTE: Where the application of the parking standards in Section 5.7.1, 5.7.2, 5.7.4, and 5.7.5 results in a numeric fraction, <u>fractions shall be rounded down to the nearest whole number</u></p>	<p>Multiple Dwelling: 100% of all parking spaces, <u>excluding any visitor parking space.</u></p> <p>Multiple Dwelling Parking Requirement:</p> <p>a) In PRA 1, no parking spaces are required for residents, and 2 visitor parking spaces, plus 0.05 visitor parking spaces are required per unit.</p> <p><u>CALCULATION:</u></p> <p>2 + 0.05 x 10 units = 2 + 0.5 (0) = 2 visitor parking spaces required.</p> <p>THEREFORE: As only visitor parking spaces are required for the 10 proposed dwelling units, no parking spaces are required to be provided for electric vehicle parking.</p>	<p>No parking spaces have been provided as Electric Vehicle Parking Spaces</p>	<p>Conforms</p>

160 Hughson Street South, Hamilton

By-law Requirement	Required	Provided	Conforms/ Non-conforming
<p>Minimum Bicycle Parking Rate Schedule <i>Section 5.7.5(a)</i></p> <p>NOTE: The subject lot is identified on Schedule "A" to Appendix "D" as a Parking Rate Area 1</p>	<p>Multiple Dwelling where the total number of units exceeds 4:</p> <p><u>Short-term Bicycle Parking:</u></p> <p>(a) In Parking Rate Area (PRA) 1 and PRA 2, 0.1 per unit.</p> <p>CALCULATON:</p> <p>70 x 0.1 = 7 short-term bicycle parking spaces are required to be provided.</p> <p>(b) In all other areas, 0.05 per unit.</p> <p><u>Long-term Bicycle Parking:</u></p> <p>(a) In Parking Rate Area (PRA) 1 and PRA 2, 0.7 per unit.</p> <p>CALCULATON:</p> <p>70 x 0.7 = 49 long-term bicycle parking spaces are required to be provided.</p> <p>(b) In all other areas, 0.5 per unit</p>	<p>Six (6) short-term bicycle parking spaces are indicated at grade.</p> <p>No long-term bicycle parking spaces have been indicated.</p>	<p>Non-conforming</p>

7. Construction of the proposed development is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setback and construction types.
8. All new signs proposed for this development must comply with the regulations contained within the Sign By-law 10-197.
9. All new fences proposed for this development must comply with the regulations contained within Fence By-law 10-142.
10. The designer shall ensure that the fire access route conforms to the Ontario Building Code.

Yours truly

for the Manager of Building Engineering and Zoning



Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION
 UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME
Registered Owners(s)	2414677 Ontario Inc. c/o Lankin Investments julian Piro
Applicant(s)	Ken Bekendam
Agent or Solicitor	
	E-mail:

1.2 Primary contact Applicant Owner Agent/Solicitor

1.3 Sign should be sent to Applicant Owner 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	160 Hughson St SHamilton, ON L8N 3V2		
Assessment Roll Number			
Former Municipality			
Lot		Concession	
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:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

refer to attached - Zoning Compliance - 160 Hughson St. S. for further detail

Second Dwelling Unit Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

Refer to attached - Zoning Compliance 160 Hughson St. S. for further detail

3.3 Is this an application 45(2) of the Planning Act.

Yes No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
52.43	42.83	2224.54 m ²	n/a

4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
See attached				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
See attached				

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
See attached				12 storeys

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
See attached				35m

- 4.4 Type of water supply: (check appropriate box)
 publicly owned and operated piped water system
 privately owned and operated individual well

- lake or other water body
 other means (specify)

- 4.5 Type of storm drainage: (check appropriate boxes)
 publicly owned and operated storm sewers
 swales

- ditches
 other means (specify)

4.6 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) _____

4.7 Type of access: (check appropriate box)

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

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Apartment Building

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Apartment Building

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

unknown

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Apartment Building

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Apartment Building

7.4 Length of time the existing uses of the subject property have continued:

unknown

7.5 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) NEIGHBOURHOODS

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

7.6 What is the existing zoning of the subject land? C5

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-law Amendment or Minor Variance)

- Yes
- No

If yes, please provide the file number: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 60

8.2 Number of Dwelling Units Proposed: 69

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
 - Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
 - Minimum Distance Separation Formulae (data sheet available upon request)
 - Hydrogeological Assessment
 - Septic Assessment
 - Archeological Assessment
 - Noise Study
 - Parking Study
-
-



Hamilton

A-24:195 - 160 Hughson Street South, Hamilton

Recommendation:

Development Planning - Table

Proposed Conditions:

1. That the Minor Variances approved though A-24:195 apply only to the existing building and the addition of 9 additional multiple dwelling units through interior renovations.

Proposed Notes:



Hamilton

Development Planning:

Background

The purpose of the application is to facilitate interior alterations on the ground floor to add 9 additional multiple dwelling units to the existing multiple dwelling. Variances are to recognize existing conditions on the site.

Urban Hamilton Official Plan

The subject property is designated as “Mixed Use – Medium Density” on Schedule E1 - Urban Land Use Designations in the Urban Hamilton Official Plan. The Designation permits multiple dwellings. The lands are not within a secondary plan area.

The following policies, among others, are applicable:

- E.4.6.9 “The predominant built form shall be mid rise and low rise mixed use buildings that have retail and service commercial stores at grade. Single use commercial buildings and medium density ground related housing forms shall also be permitted, except for pedestrian focus streets as listed by Policy E.4.3.1.1.
- E.4.6.26 Automobile access shall continue to be an important mode of transportation from the surrounding neighbourhoods, but it shall be balanced with the need to improve pedestrian access and opportunities for active transportation.
- E.4.6.27 Reduced parking requirements shall be considered to encourage a broader range of uses and take advantage of a higher level of transit service.
- E.4.6.28 Some historic commercial main streets have more commercial space than can be supported by the surrounding market area. In these locations, residential development and conversion shall be encouraged on the fringes outside of the pedestrian focus streets.”

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

The subject lands are zoned Mixed Use Medium Density (C5) in the City of Hamilton’s Comprehensive Zoning By-law No. 05-200, which permits the proposed use.

Analysis

The proposed variances are to recognize the existing exterior conditions on the site to help facilitate the development of 9 additional multiple dwelling units on the ground floor of the existing multiple dwelling. All alterations are being completed on the interior of the existing building.

STAFF COMMENTS**HEARING DATE: September 24, 2024****Hamilton**

Prior to providing a recommendation, staff require additional information on what is being replaced on the ground floor and the proposed location of each of the dwelling units. This will determine how each of the proposed dwelling units interfaces with the public realm, and identify any site amenities being eliminated such as indoor amenity areas, parking, etc. Staff recommend the application be tabled until such time as this information is provided.

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	1. Requested variances are required to facilitate interior alterations to an existing multiple dwelling to establish ten additional dwelling units on the ground floor of the existing building.
Notes:	

Development Engineering:

Recommendation:	No Comments.
Proposed Conditions:	
Comments:	
Notes:	

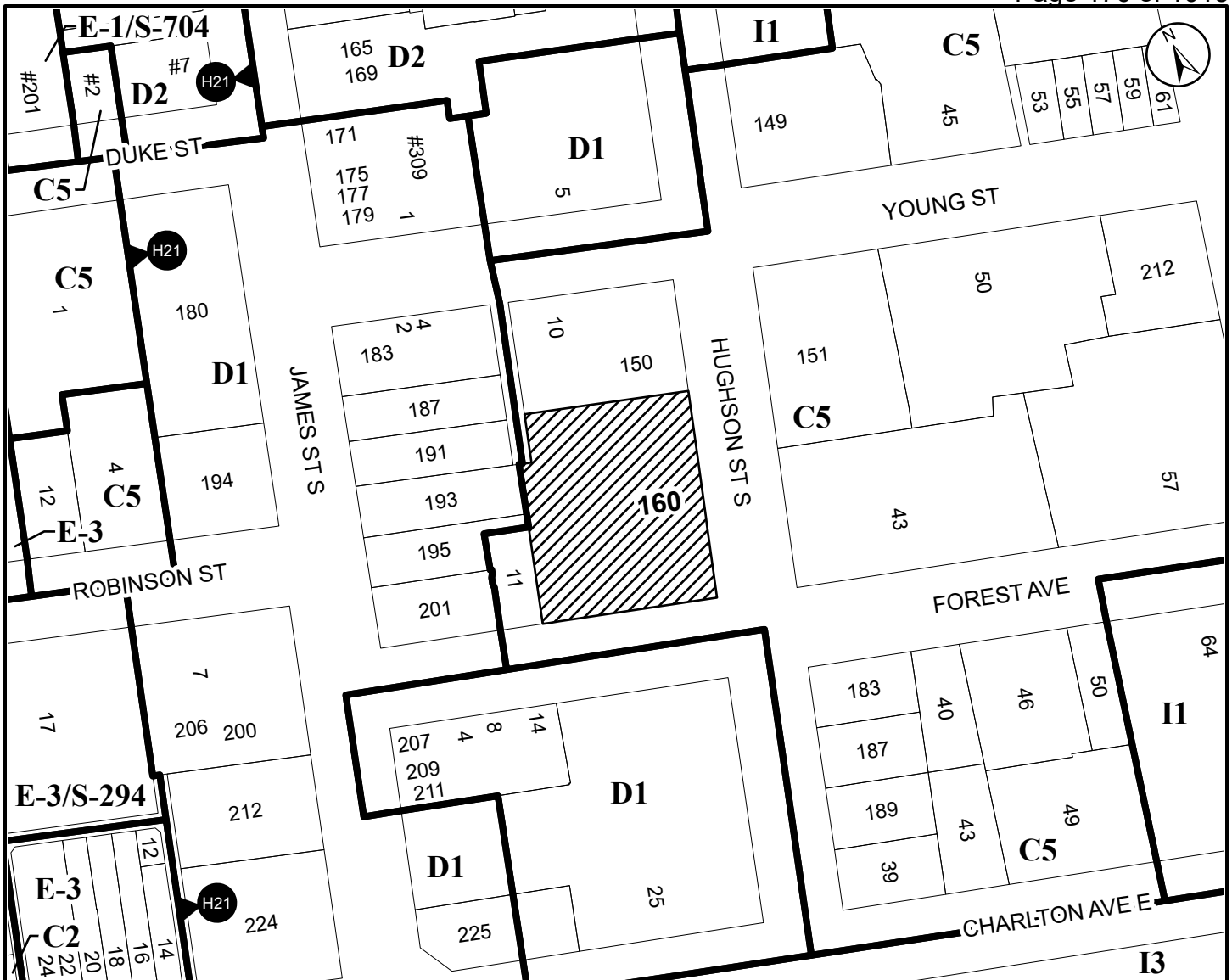
Building Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Notes:	A building permit is required for the proposed interior alterations to an existing Multiple Dwelling to establish ten additional dwelling units on the ground floor of the exiting building.

Transportation Planning:

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Notes:	

Please Note: Public comment will be posted separately, if applicable.



● Site Location



Committee of Adjustments

Subject Property



160 Hughson Street South,
Hamilton (Ward 2)

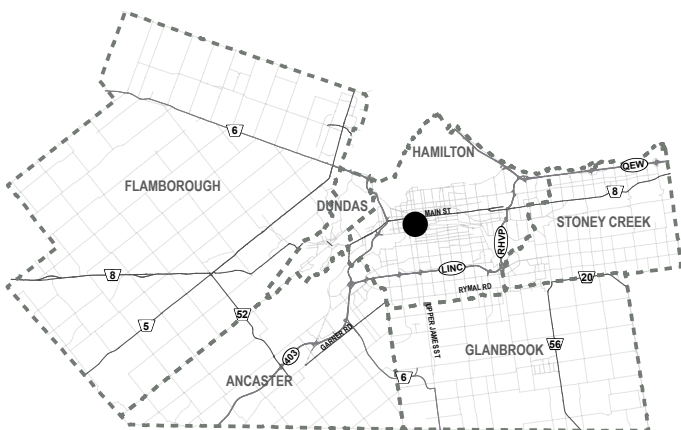
File Name/Number:
A-24:195

Date:
September 10, 2024

Technician:
SH

Scale:
N.T.S.

Appendix "A"



City of Hamilton

Planning and Economic Development Department



Hamilton



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

**1. NOTICE OF PUBLIC HEARING
Minor Variance**

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.:	A-24:196	SUBJECT PROPERTY:	98 Eastbourne Avenue, Hamilton
ZONE:	R1a (Low Density Residential – Small Lot)	ZONING BY-LAW:	Zoning By-law Hamilton 05-200 as Amended by By-law 22-197

APPLICANTS: Owner: W. Geoff Walton & M. Treasa Levasseur
Applicant: W. Geoff Walton & M. Treasa Levasseur

The following variances are requested:

1. The proposed deck shall be permitted to be located as close as 4.3m including associated steps to the rear lot line instead of the minimum 6.0m setback required.

PURPOSE & EFFECT: To facilitate the construction of a rear uncovered deck to the existing single detached dwelling.

Notes: 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:

DATE:	Tuesday, September 24, 2024
TIME:	1:45 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	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:

A-24:196

- 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 September 20, 2024

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 September 23, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:196, 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 a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer 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.

A-24:196



Subject Lands

DATED: September 5, 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, and may include posting electronic versions.



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

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. 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. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

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

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

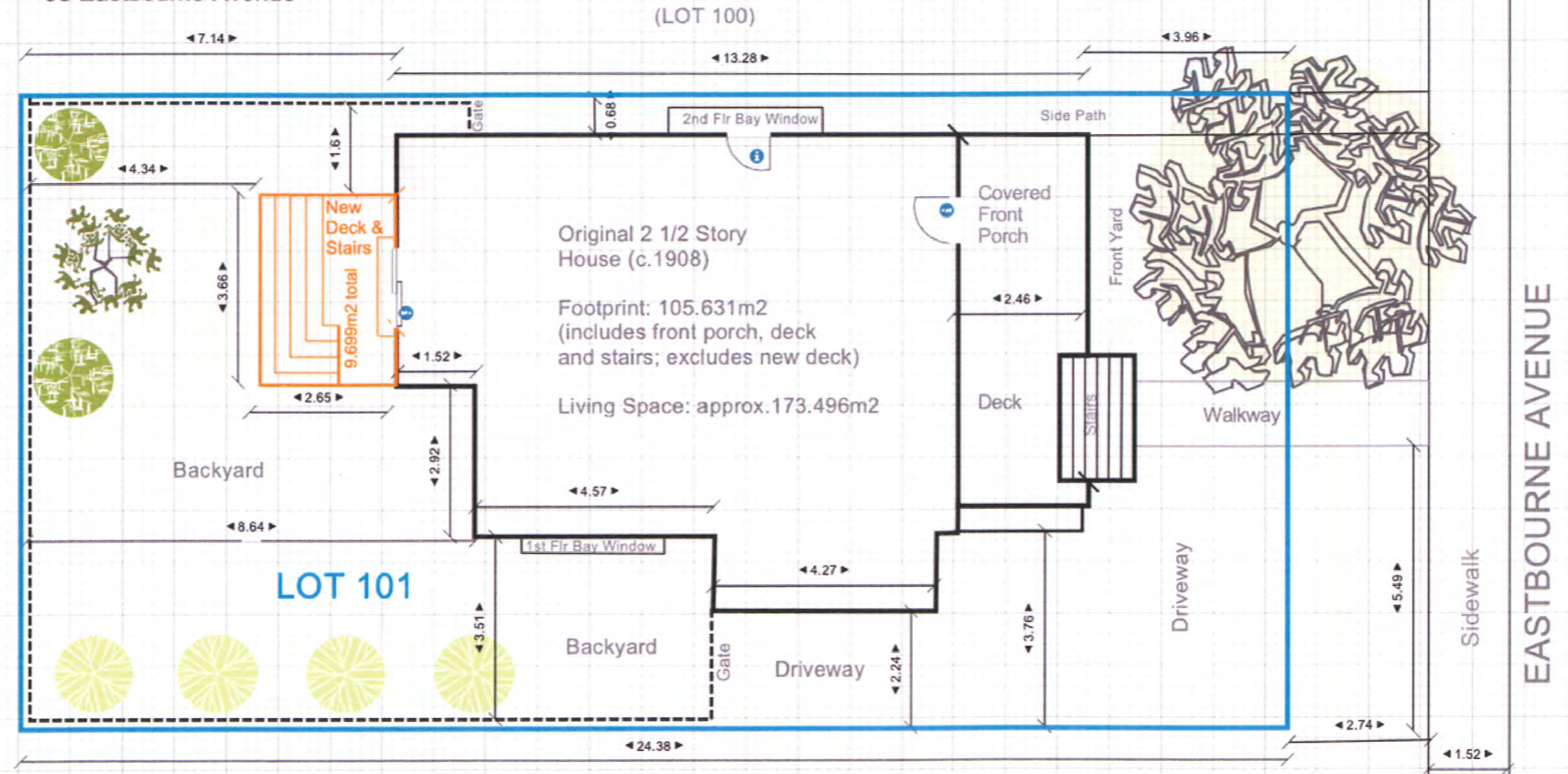
Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

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

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

PLAN OF LOT 101
 Zoning: R1a
 Registered Plan Number: 411
 CITY OF HAMILTON
 Regional Municipality of Hamilton - Wentworth
 98 Eastbourne Avenue

LOT AREA: 297.2897m²
 LOT FRONTAGE: 12.192m
 LOT DEPTH: 24.384m



- KEY**
- Lot Lines
 - Fences and Gates
 - Proposed New Deck
 - Original House

Note: Eastbourne Ave. is 9.754m wide (including sidewalks)

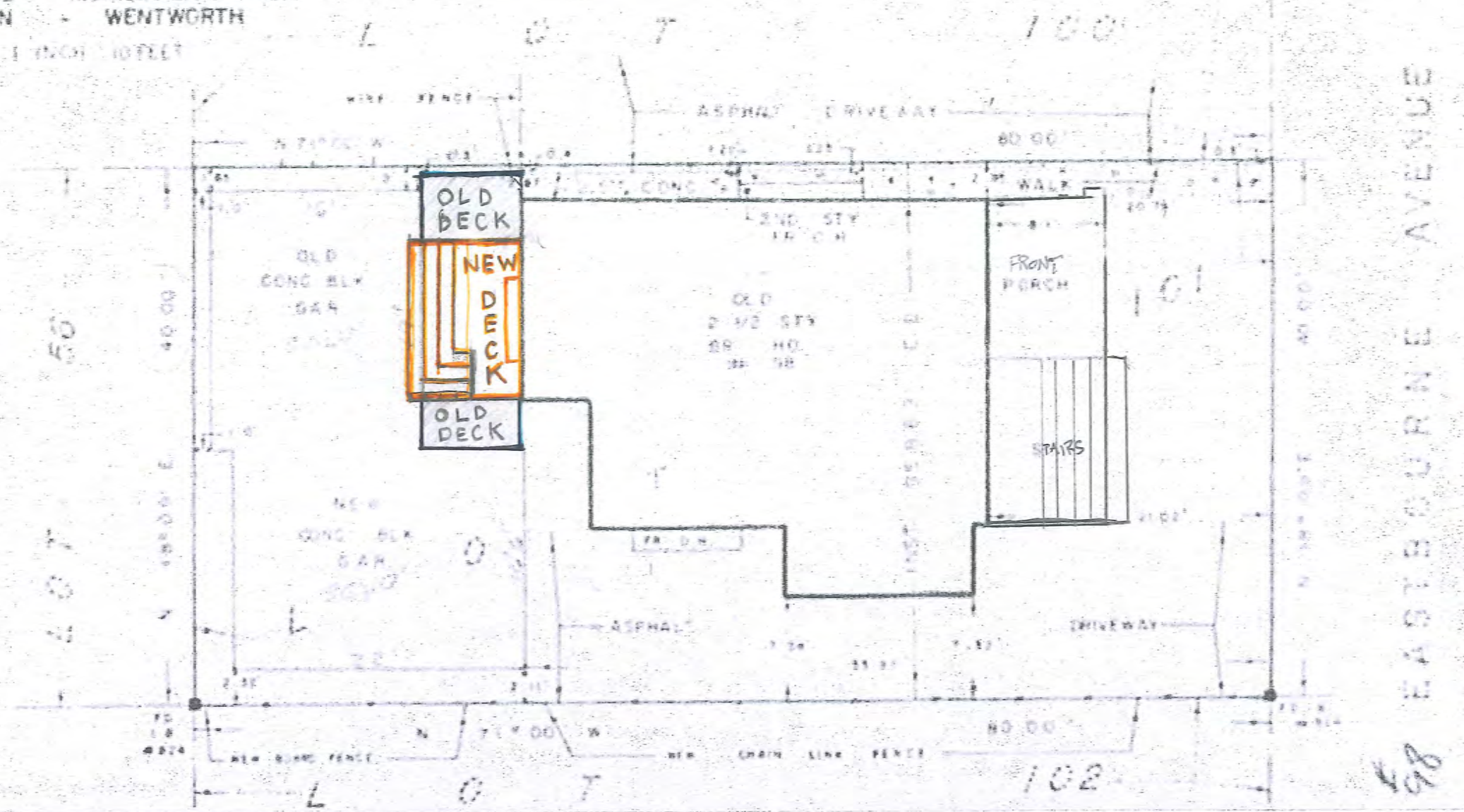
PLAN
OF
LOT 101
DELAWARE PARK SURVEY
REGISTERED PLAN NO 411
IN THE
CITY OF HAMILTON
REGIONAL MUNICIPALITY OF
HAMILTON - WENTWORTH
SCALE = 1 INCH = 10 FEET

CAUTION PLAN IS PREPARED FOR MORTGAGE PURPOSES,
BASED UPON THE SUBJECT DEED ONLY, IT IS
NOT FOR PURPOSES OF CORRECTING TITLE AND
IS NOT PREPARED FOR REGISTRATION.

A.T. McLAREN LIMITED
ENGINEERS AND SURVEYORS

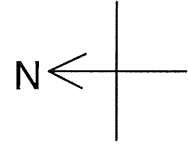
NOV 26, 1980
DATE

A.T. McLaren
A.T. McLAREN, O.L.S.
25 - HURON ST. 50 J. TM
HAMILTON, ONT.
L2T 8S5S 525.0079

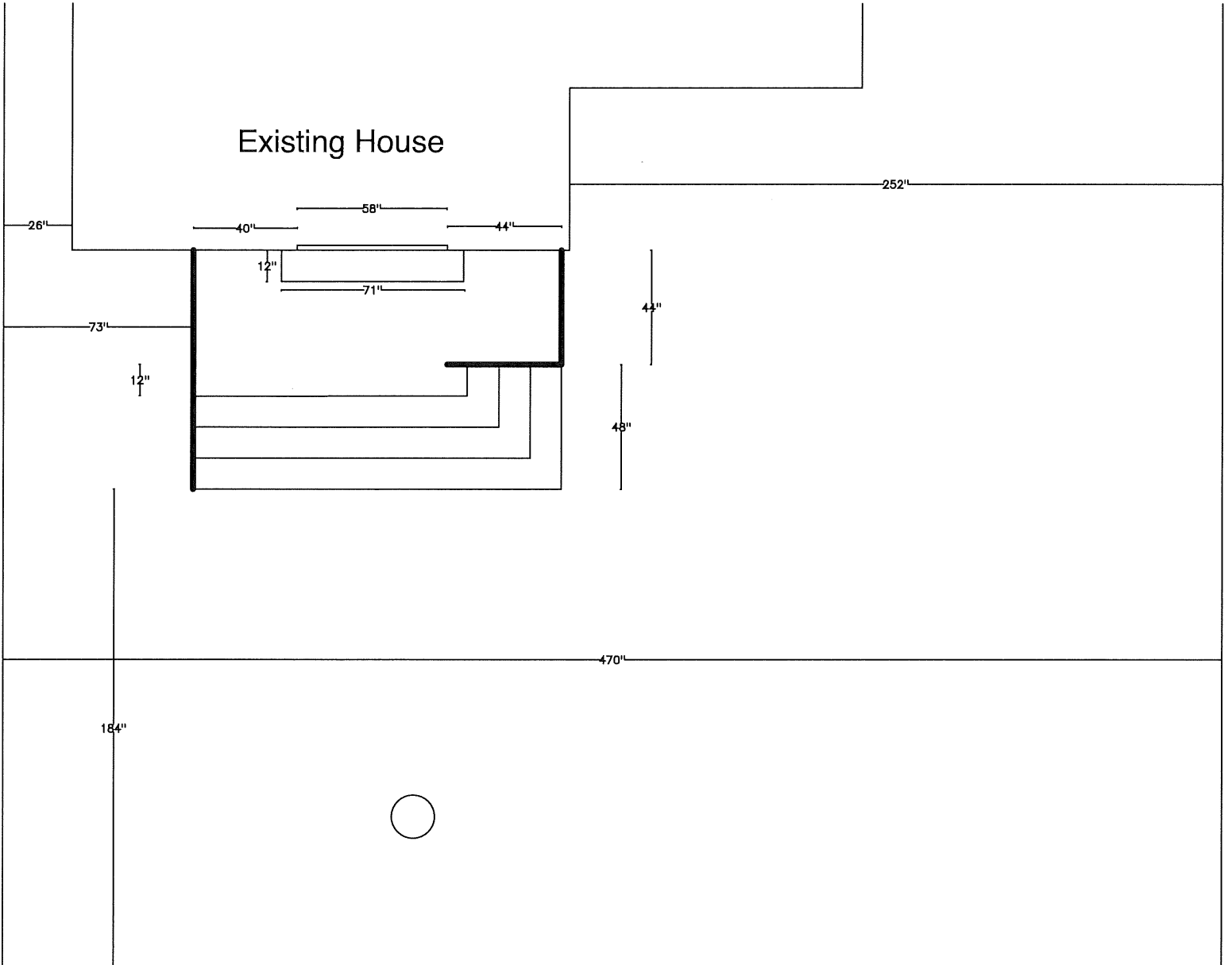


The CITY OF HAMILTON disclaims any liability as to the current accuracy of the contents of this document and advises that no reliance can be placed upon the current accuracy of the contents herein.

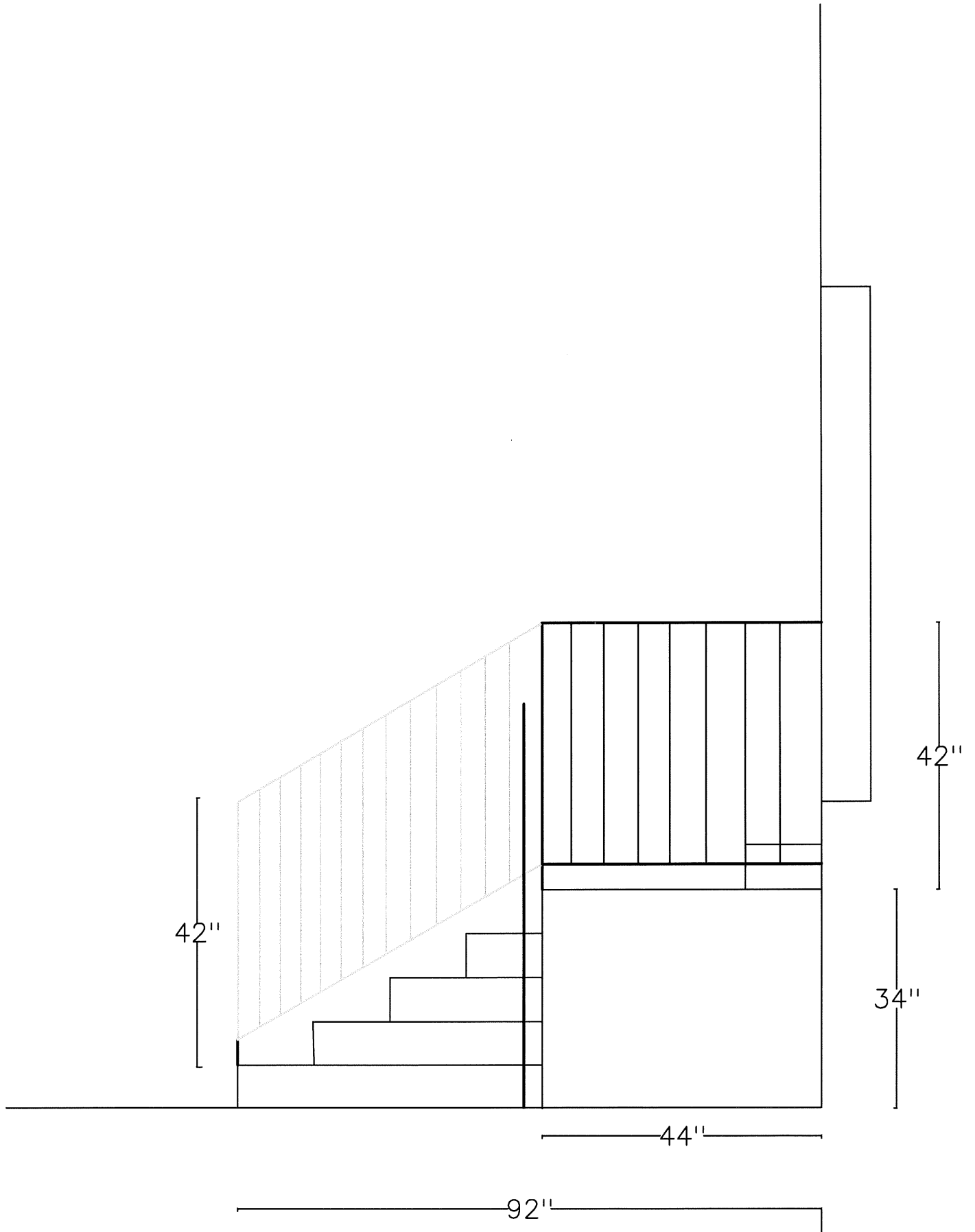
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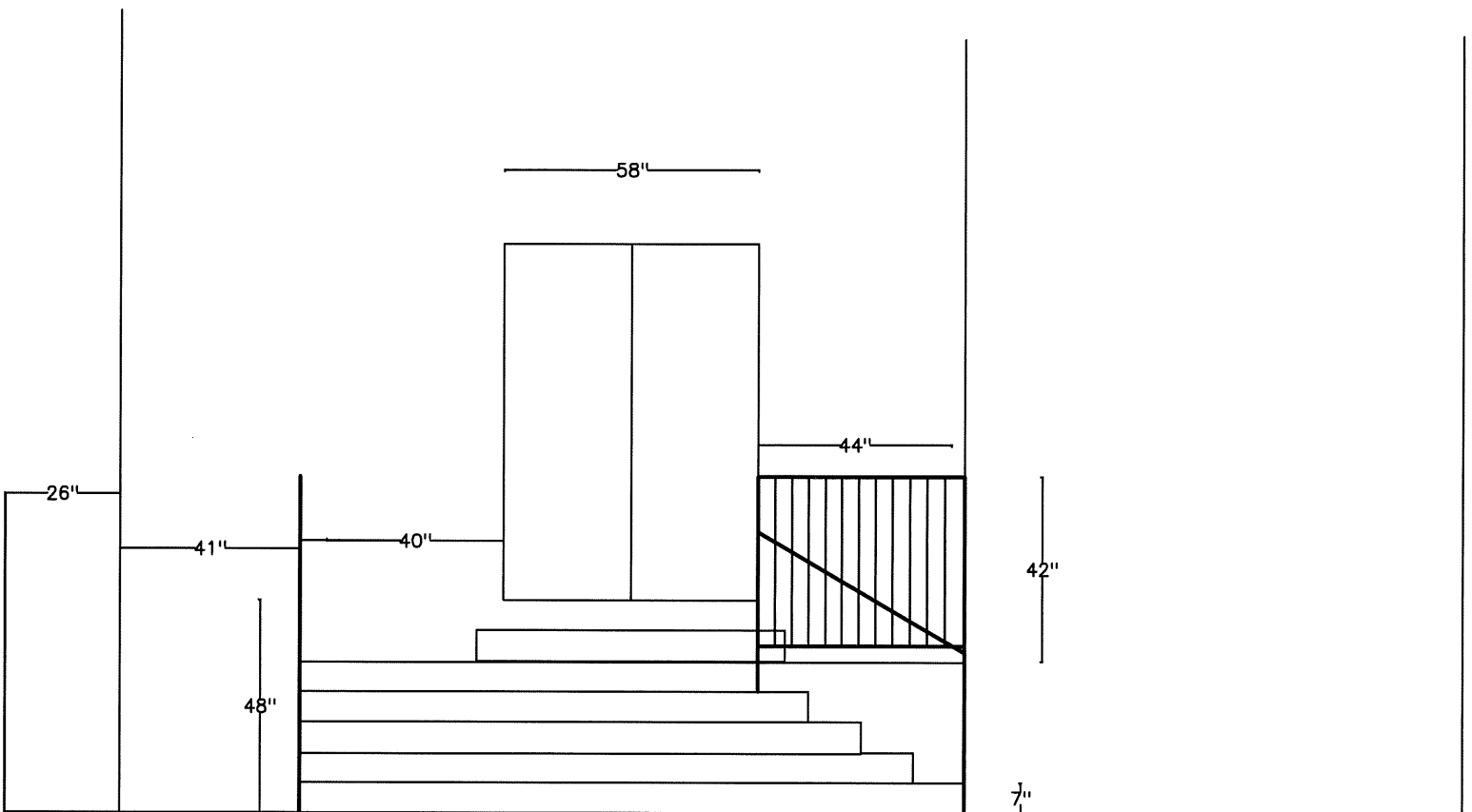
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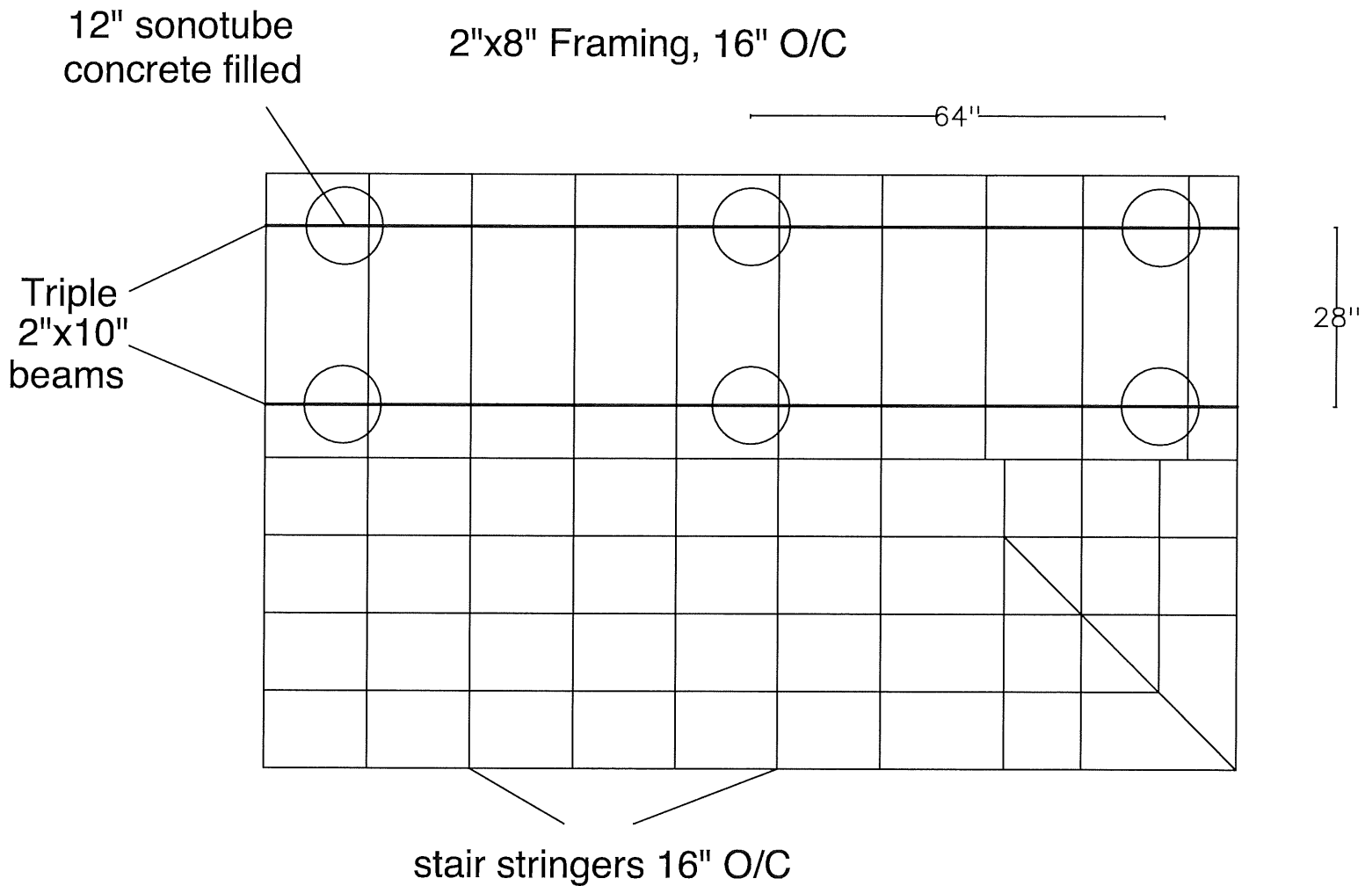
SOUTH ELEVATION



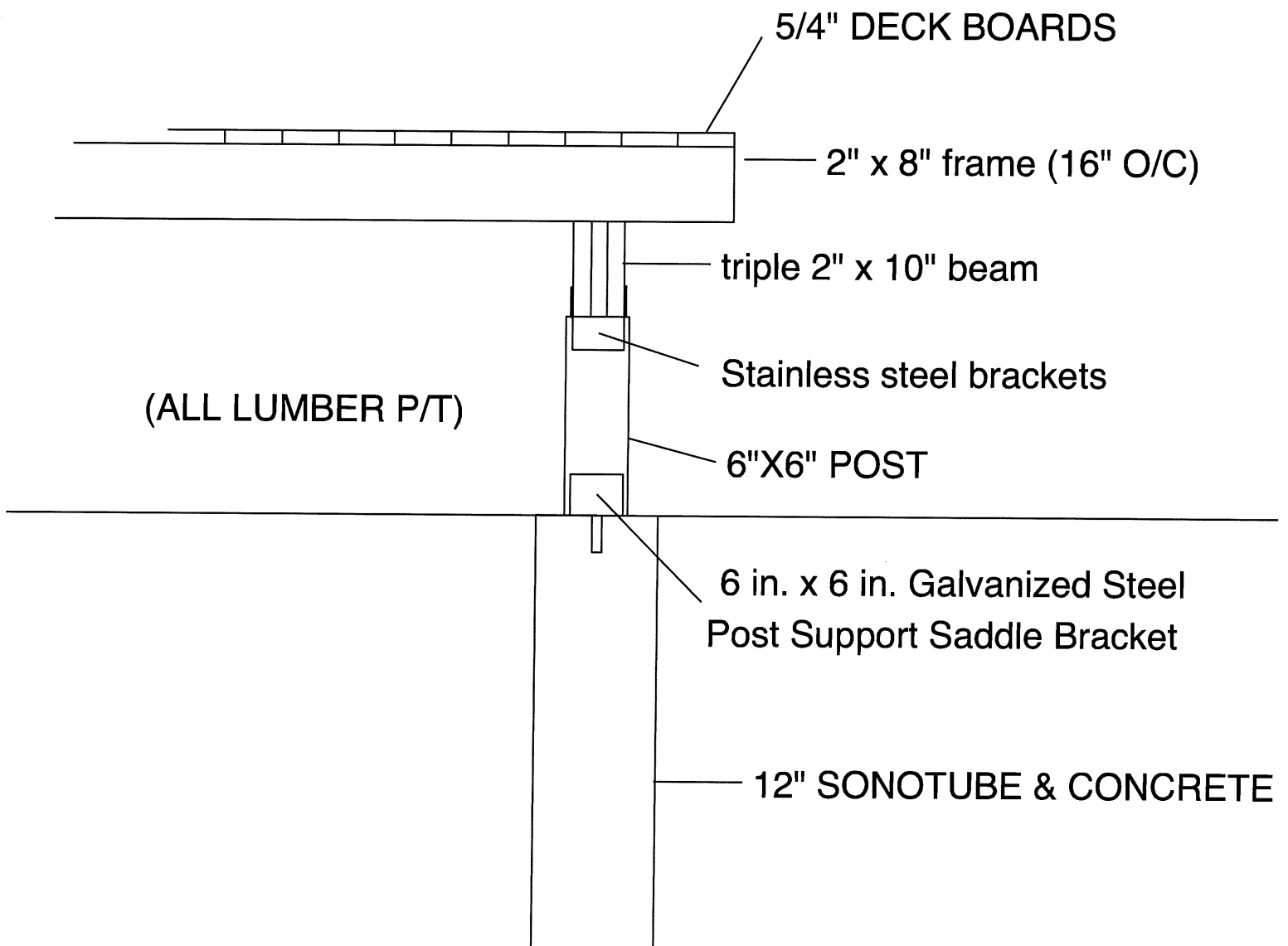
WEST ELEVATION



Deck Framing & Support Detail



DECK POST SIDE VIEW DETAIL



Application For a Routine Minor Variance

Cover Letter

We're submitting this application for a routine minor variance in order to replace the deck and stairs which connected the sliding door in our kitchen to our backyard. The original deck and stairs had deteriorated so badly that they were beyond repair and needed to be completely removed. Partly to conform to the building code and partly to create good flow between our kitchen and yard, we need to include a small deck to act as a landing (with a minimum width of 0.9144m). This landing would be at the same height as our kitchen screen door threshold which is 1.22m above grade. This will allow us to continue to use the sliding doors in our kitchen to access our backyard, with the goal of keeping the structure's proportions as unobtrusive as possible.

The setback distance between the rear sliding doors of the original house and the back of the lot is 7.14 metres. We would like to ask for a setback distance of 4.34 metres from the back of the lot to the bottom step of the proposed new deck. We're asking for what we hope is slightly more (0.3048m) than we'll require, on the off chance that our step design needs to be expanded in order to meet the building code. Our actual goal is to keep the stairs as close to the house as the building code allows, in order to give us the maximum space in our garden at grade.

Please note that although the proposed footprint of the new deck and stairs does project deeper into the yard at 2.65m than the old structure did at 2.29m, the total area of the new deck and stairs at 9.699m² (2.65m x 3.66m) would be considerably smaller than the old deck's total area of 13.969m² (2.29m x 6.10m).

Please see attached site plans for additional information.

Thank you,



Geoff Walton and Treasa Levasseur
98 Eastbourne Ave.
Hamilton ON
L8M 2M8



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 A MINOR VARIANCE/PERMISSION
 UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME
Registered Owners(s)	W. Geoff Walton & M. Treasa Levasseur
Applicant(s)	Same
Agent or Solicitor	n/a



1.2 Primary contact

Applicant

Owner

Agent/Solicitor

1.3 Sign should be sent to

Applicant

Owner

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	98 EASTBOURNE AVENUE L8M2M8		
Assessment Roll Number	03024600490		
Former Municipality	City of Hamilton, Delaware Park Survey		
Lot	101	Concession	
Registered Plan Number	411	Lot(s)	
Reference Plan Number (s)	NA	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:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

new deck construction, after removal of former

Second Dwelling Unit

Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

former deck also did not comply, lot depth is insufficient - please see attached letter

3.3 Is this an application 45(2) of the Planning Act.

Yes

No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
12.19 m	24.38 m	297.2897 m ²	9.754 m

4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
FRONT PORCH	3.96 m			1908
REAR HOUSE		7.32 m		"
SIDE (NORTH)			0.68 m	"
SIDE (SOUTH)			2.24 m	"

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
REAR DECK (AND STAIRS)	17.07 m	4.34 m	NORTH 1.6 m SOUTH 6.83 m	2024

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
HOUSE (includes front porch)	105.631 m ²	173.496 m ²	2.5	Approx. 10.67 m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
REAR DECK & STAIRS		9.699 m ²	—	1.22 m

- 4.4 Type of water supply: (check appropriate box)
- publicly owned and operated piped water system
 - privately owned and operated individual well

- lake or other water body
- other means (specify)

- 4.5 Type of storm drainage: (check appropriate boxes)
- publicly owned and operated storm sewers
 - swales

- ditches
- other means (specify)

4.6 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) _____

4.7 Type of access: (check appropriate box)

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

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

single detached dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

single detached dwelling; single detached multi-unit rental dwelling

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

May 1, 2013

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

single detached dwelling

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

single detached dwelling

7.4 Length of time the existing uses of the subject property have continued:

since 1908

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): NA

Rural Settlement Area: NA

Urban Hamilton Official Plan designation (if applicable) III NEIGHBOURHOODS

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

7.6 What is the existing zoning of the subject land? R1a

7.8 Has the owner previously applied for relief in respect of the subject property? (Zoning By-law Amendment or Minor Variance)

- Yes
- No

If yes, please provide the file number: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes

No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: no additional dwellings proposed

8.3 Additional Information (please include separate sheet if needed):

please see attached letter



Hamilton

A-24:196 - 98 Eastbourne Avenue, Hamilton

Recommendation:

Development Planning - Approve

Proposed Conditions:

Proposed Notes:



Hamilton

Development Planning:

Background

To facilitate the construction of a rear uncovered deck to the existing single detached dwelling.

Analysis

Urban Hamilton Official Plan

The subject lands are designated “Neighbourhoods” in Schedule E-1 – Urban Land Use Designations within the Urban Hamilton Official Plan. Policy E.3.4.3 among others, are applicable and permit the use.

Hamilton Zoning By-law No. 05-200

The subject site is zoned Low Density Residential – Small Lot (R1a) Zone, which permits the use.

Variance 1

1. The proposed deck shall be permitted to be located as close as 4.3m including associated steps to the rear lot line instead of the minimum 6.0m setback required.

The intent of this provision is to ensure sufficient space is provided for access and grading. Staff defers any grading concerns to Development Engineering.

Staff are of the opinion the variance maintains the general intent of the By-law as sufficient space is being provided for access. Staff are of the opinion the variance is minor in nature and desirable for the development as no negative impacts are anticipated to the subject site or surrounding area. Staff are of the opinion that the variance meets the four tests of a minor variance. Based on the foregoing, **staff support the variance.**

Zoning:

Recommendation:	No Comments.
Proposed Conditions:	
Comments:	
Notes:	

Development Engineering:

Recommendation:	Comments Only
Proposed Conditions:	



Hamilton

STAFF COMMENTS

HEARING DATE: September 24, 2024

Comments:	Provided the existing drainage pattern is maintained, Development Approvals has no comments.
Notes:	

Building Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Notes:	<p>A building permit is required for the construction of the proposed rear uncovered deck to the existing single detached dwelling.</p> <p>Be advised that Ontario Building Code regulations may require specific setback and construction types.</p>

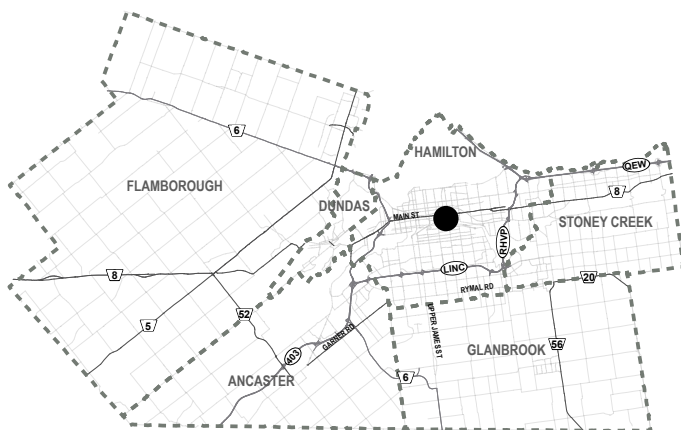
Transportation Planning:

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Notes:	

Please Note: Public comment will be posted separately, if applicable.



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



98 Eastbourne Avenue, Hamilton (Ward 3)

File Name/Number:
A-24:196

Date:
September 10, 2024

Technician:
SH

Scale:
N.T.S.

Appendix "A"



Hamilton



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.:	B-24:50	SUBJECT PROPERTY:	39 Stone Church Road East, Hamilton
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APPLICANTS: Owner: Giorgio Scarpetti
Agent: Anthony Valeri & Aldo Berlingieri

PURPOSE & EFFECT: To permit the conveyance of a parcel of land to be added to property known municipally as 37 Stone Church Road East, Hamilton.

	Frontage	Depth	Area
SEVERED LANDS:	1.52 m [±]	44.12 m [±]	67 m ^{2±}
RETAINED LANDS:	15.24 m [±]	47.1 m [±]	767 m ^{2±}

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:

DATE:	Tuesday, September 24, 2024
TIME:	1:50 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:

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

B-24:50**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 **September 20, 2024**

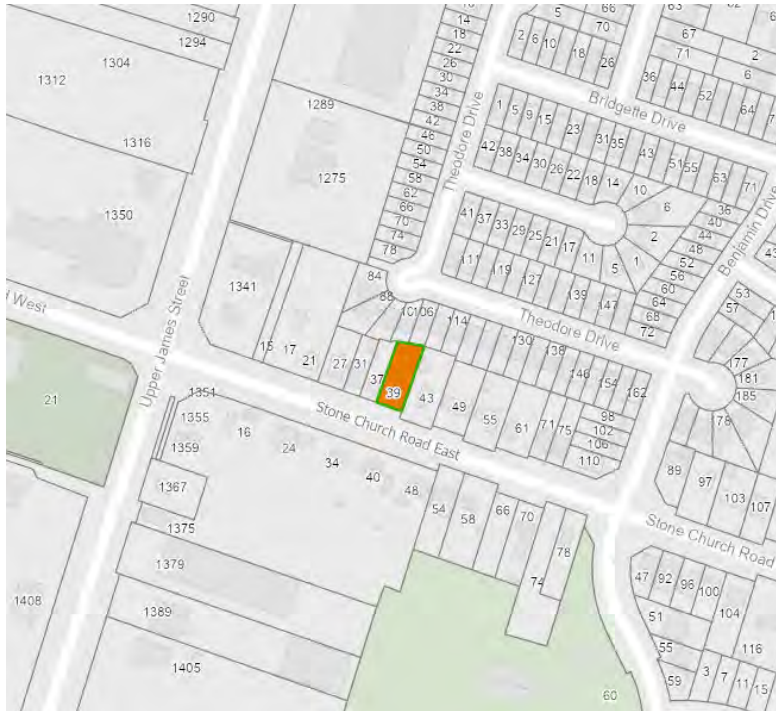
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon **September 23, 2024**


FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding B-24:50, 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.

B-24:50



 **Subject Lands**

DATED: September 5, 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.



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

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. 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. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

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

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

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 on the Notice of Public Hearing.

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

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.



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*	
Registered Owners(s)	Giorgio Scarpetti
Applicant(s)**	Anthony Valeri & Aldo Berlingieri
Agent or Solicitor	Anthony Valeri & Aldo Berlingieri

*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	39 Stone Church Rd East Hamilton, ON L9B 1A8		
Assessment Roll Number	070871001150000		
Former Municipality	Township of Barton		
Lot	Part of Lot 14	Concession	7
Registered Plan Number	62R17868	Lot(s)	PT 14
Reference Plan Number (s)	Plan 62R-17868	Part(s)	Part 1 & Part 2

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:

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:

Giorgio Scarpetti and Concetta Scarpetti

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

37 Stone Church Road East, Hamilton, ON L9B 1A8

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:	Lands to be Retained	Lands to be Severed			
Type of Transfer	N/A	Addition to a lot			
Frontage	15.24m	1.52m			
Depth	47.1m	44.12m			
Area	767m ²	67m ²			
Existing Use	residential	residential			
Proposed Use	residential	residential			
Existing Buildings/ Structures	1 Storey Brick Dwelling	n/a			
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)

No new water supply required.

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) No new sewage disposal required.

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) _____

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

Justin Waud of the City has reviewed the sketch and the proposal and sees no issues with the proposed severance. The subject properties are zoned C/S – Urban Protected Residential, and the lot area and dimensions after the proposed severance still follow the zoning regulations.

The purpose of this severance is simply to give approximately 5 feet of land from 39 Stone Church Road East to 37 Stone Church Road East, so that the water shut-off for 37 Stone Church East is properly within the bounds of 37 Stone Church Road East.

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? C/S – Urban Protected Residential

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.

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.

I believe the subject parcel has been altered on 2 occasions (July 13 1993 and September 10 2007). On both instances the "Transferee" was Giorgio Scarpetti. The land has always had a single-family residential use.

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

Since August 12th, 1993. Approximately 31 years.

- 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.

37 Stone Church Road East, Hamilton Ontario.

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)
-

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

- 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)

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

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



Hamilton

B-24:50 – 39 Stone Church Road East, Hamilton

Recommendation:

Development Planning - Approve

Proposed Conditions:

1. The owner shall submit a deposited Ontario Land Surveyor's Reference Plan to the Committee of Adjustment Office, unless exempted by the Land Registrar. The reference plan must be submitted in pdf and also submitted in CAD format, drawn at true scale and location and tied to the City corporate coordinate system. (Committee of Adjustment Section)
2. The owner shall pay any outstanding realty taxes and/or all other charges owing to the City Treasurer. (Committee of Adjustment Section)
3. The owner shall submit survey evidence that the lands to be severed and the lands to be retained, including the location of any existing structure(s), parking and landscaping, conform to the requirements of the Zoning By-law or alternately apply for and receive final approval of any variances from the requirements of the Zoning By-law as determined necessary by the Planning and Economic Development Department (Planning Division – Zoning Examination Section).
4. The owner/applicant shall receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section).
5. The owner shall comply with Ontario Building Code requirements regarding spatial separation distances of any structures. Compliance to be confirmed by the Planning and Economic Development Department (Building Division –Plan Examination Section).
6. That the severed lands merge on title with lands municipally known as 37 Stone Church Road East.

Proposed Notes:



Hamilton

Development Planning:

Background

To permit the conveyance of a parcel of land to be added to property known municipally as 37 Stone Church Road East, Hamilton.

Analysis

Urban Hamilton Official Plan

The subject lands are designated “Neighbourhoods” in Schedule E-1 – Urban Land Use Designations within the Urban Hamilton Official Plan. Policies E.3.4.3 and F.1.14.3.6, among others, are applicable and permit the use. The proposal would not result in fragmentation of a core area. The lot boundary adjustment does not conflict with the intent of these policies as the proposed lots have frontage onto a public road and are fully serviced by municipal services. Staff note that the proposed lot and retained lot reflect the general scale and character of the existing lot fabric. Staff note that the consent is for a lot boundary adjustment to allow for 37 Stone Church Road East to have their water valve be within their lot boundary. Based on the foregoing, staff support the application. Planning staff defer to Development Engineering regarding municipal service connections.

Archaeology

The subject property meets three (3) of the ten criteria used by the City of Hamilton and Ministry of Citizenship and Multiculturalism for determining archaeological potential:

- 1) Within 250 metres of known archaeological sites;
- 2) Within 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody; and
- 3) Along a historic transportation route

Notwithstanding current surface conditions, these criteria define the property as having archaeological potential. Accordingly, Section 2 (d) of the Planning Act and Section 2.6.2 of the Provincial Policy Statement apply to the subject application.

If this severance is granted, the City does not require an archaeological assessment, but the proponent must be advised in writing by the Committee of Adjustment as follows:

“Acknowledgement: The subject property has been determined to be an area of archaeological potential. It is reasonable to expect that archaeological resources may be encountered during any demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances and the proponent is advised to conduct an archaeological assessment prior to such impacts in order

STAFF COMMENTS**HEARING DATE: September 24, 2024**

Hamilton

to address these concerns and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. Mitigation, by an Ontario-licensed archaeologist, may include the monitoring of any mechanical excavation arising from this project. If archaeological resources are identified on-site, further Stage 3

Impacts may be required as determined by the Ontario Ministry of Citizenship and Multiculturalism (MCM). All archaeological reports shall be submitted to the City of Hamilton for review concurrent with their submission to MCM. Should deeply buried archaeological materials be found on the property during any of the above development activities the Ontario Ministry of Citizenship and Multiculturalism (MCM) should be notified immediately (416-212-0036). In the event that human remains are encountered during construction, the proponent should immediately contact both MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).

Hamilton Zoning By-law No. 6593

The subject site is zoned "C/S-1822 (Urban Protected Residential) District, Modified, which permits the use.

Zoning:

Recommendation:	Comments and Conditions / Notes
Proposed Conditions:	<ol style="list-style-type: none"> The owner shall submit survey evidence that the lands to be severed and the lands to be retained, including the location of any existing structure(s), parking and landscaping, conform to the requirements of the Zoning By-law or alternately apply for and receive final approval of any variances from the requirements of the Zoning By-law as determined necessary by the Planning and Economic Development Department (Planning Division – Zoning Examination Section). The owner/applicant shall receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section).
Comments:	<ol style="list-style-type: none"> In order to clear conditions, the owner/applicant will be required to make application for a Zoning Compliance Review and pay the relevant fees.
Notes:	

Development Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	Provided there are no proposed alterations or additions with respect to servicing, buildings / structures or foundations and the existing drainage

STAFF COMMENTS**HEARING DATE: September 24, 2024**

Hamilton

	patterns are maintained with no adverse impacts to the adjacent lands, then Development Engineering has no comments regarding the Consent Application as proposed.
Notes:	<p>According to our records, the existing municipal infrastructure fronting the subject property is summarized as follows:</p> <p>Stone Church Road West</p> <ul style="list-style-type: none"> • 400mmøWatermain • 250mm ø Sanitary Sewer @ ±0.4% • 675mm ø Storm Sewer @ ±0.4% <p>Note that separate and independent services shall be provided for each additional dwelling constructed within the severed lots.</p>

Building Engineering:

Recommendation:	Comments and Conditions / Notes
Proposed Conditions:	The owner shall comply with Ontario Building Code requirements regarding spatial separation distances of any structures. Compliance to be confirmed by the Planning and Economic Development Department (Building Division –Plan Examination Section).
Comments:	
Notes:	In order to clear conditions, the applicant will be required to make application for Ontario Building Code compliance and pay the relevant fees.

Transportation Planning:

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Notes:	

Forestry:

Recommendation:	Approve
Proposed Conditions:	None
Comments:	<p>There is one Municipal Tree Asset on site, not currently on the City's inventory.</p> <p>No Landscape plan required.</p> <p>Forestry has no concerns or conditions regarding this application.</p> <p>For questions please contact: urbanforest@hamilton.ca</p>

STAFF COMMENTS**HEARING DATE: September 24, 2024**

Hamilton

Notes:	Prior to a person performing any work on, in or around a public tree, an application for a permit shall be submitted to the Director.
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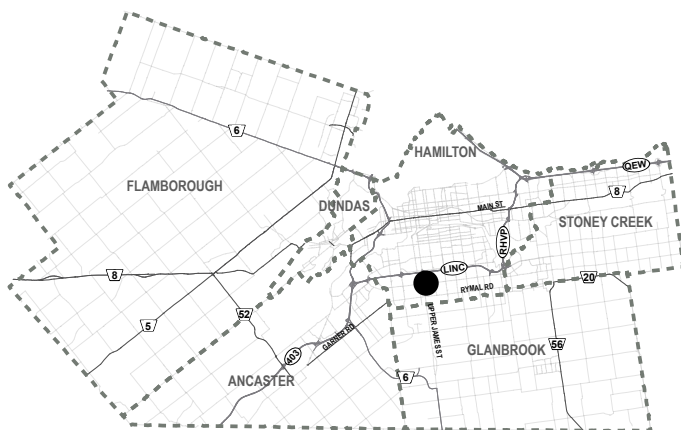
Legislative Approvals:

Recommendation:	No Comments.
Proposed Conditions:	
Comments:	
Notes:	We ask that the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City's Sign By-law, in a manner that is clearly visible from the road.

Please Note: Public comment will be posted separately, if applicable.






● Site Location



City of Hamilton

Committee of Adjustments

Subject Property

-  Lands to be retained
-  Lands to be merged with severed lands
-  Lands to be severed

File Name/Number:
B-24:50

Date:
September 12, 2024

Technician:
SH

Scale:
N.T.S.

Appendix "A"



Hamilton



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.:	B-24:52	SUBJECT PROPERTY:	885 West 5th Street, Hamilton
-------------------------	----------------	--------------------------	-------------------------------

APPLICANTS: Owner: Palios Antoinietta, Palazzo Vincenzo, Palazzo Anna - Estate
Agent: A.J. Clarke and Associates Ltd c/o Steve Fraser & James Thomas

PURPOSE & EFFECT: To sever the existing residential lot into three parcels, the severed lands will be two vacant residential building lots and the retained lands will contain the existing dwelling which is intended to remain.

	Frontage	Depth	Area
SEVERED LANDS (Parcel 1):	15.28 m [±]	33.73 m [±]	506.11 m ² ±
SEVERED LANDS (Parcel 2):	15.28 m [±]	32.66 m [±]	489.8 m ² ±
RETAINED LANDS:	15.24 m [±]	34.55 m [±]	524.57 m ² ±

Associated Planning Act File(s): A-24:197

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, September 24, 2024
TIME:	1:55 p.m.
PLACE:	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

B-24:52

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

- 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 **September 20, 2024**

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 **September 23, 2024**

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding B-24:52, 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.

B-24:52



 **Subject Lands**

DATED: September 5, 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.



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

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. 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. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

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

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

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 on the Notice of Public Hearing.

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

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

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

LOT 12 Registered Plan 695

BLOCK 27 Registered Plan 62M-1066

BLOCK 26 Registered Plan 62M-1066
PIN 16944-0348 (LT)

BLOCK 28 Registered Plan 62M-1066

FORTISSIMO DRIVE
(By Registered Plan 62M-1066)

BLOCK 35 PLAN 62M-1066
(0.305 RESERVE)
PIN 16944-0347 (LT)
(Dedicated as a Public Highway by By-Law 12-142 registered as INSTRUMENT WE43084)

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

DATE MARCH 11, 2016

DAVID A. LAMONT O.L.S. SENIOR PROJECT MANAGER SURVEYS

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

PLAN 62R-20292 RECEIVED AND DEPOSITED DATE Mar 14 11

DAVID A. LAMONT

SCHEDULE

PART	LOT	PLAN	PIN	AREA
1				130m ²
2				41m ²
3				25m ²
4	PART OF LOT 10	427	ALL OF 16944-0320(LT)	9m ²
5				6m ²
6				5m ²
7				5m ²
8				9m ²

PARTS 1 TO 4 COMPRISE ALL OF PIN 16944-0320(LT)
PARTS 5 TO 8 COMPRISE PART OF PIN 16944-0321(LT)

PLAN OF SURVEY OF PART OF LOT 10 REGISTERED PLAN 427 IN THE CITY OF HAMILTON

SCALE = 1:100
DAVID A. LAMONT ONTARIO LAND SURVEYOR

BEARING AND COORDINATE NOTE

BEARINGS ARE GRID BEARINGS DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM NAD83 (Original) COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE.
DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO THE UTM NAD83 (Original) COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99967075.
COORDINATES ON THIS PLAN ARE BASED ON GNSS OBSERVATION VERIFIED FROM THE FOLLOWING MONUMENTS:

Reference Points	Northing	Easting
025920030	4786697.885	591241.688
025920022	4784205.230	588882.679

OBSERVED REFERENCE POINTS (ORP's) as per Section 14(2) of O. Reg. 216/10

ORP-A	4785475.681	590012.274
ORP-B	4785596.389	590062.418

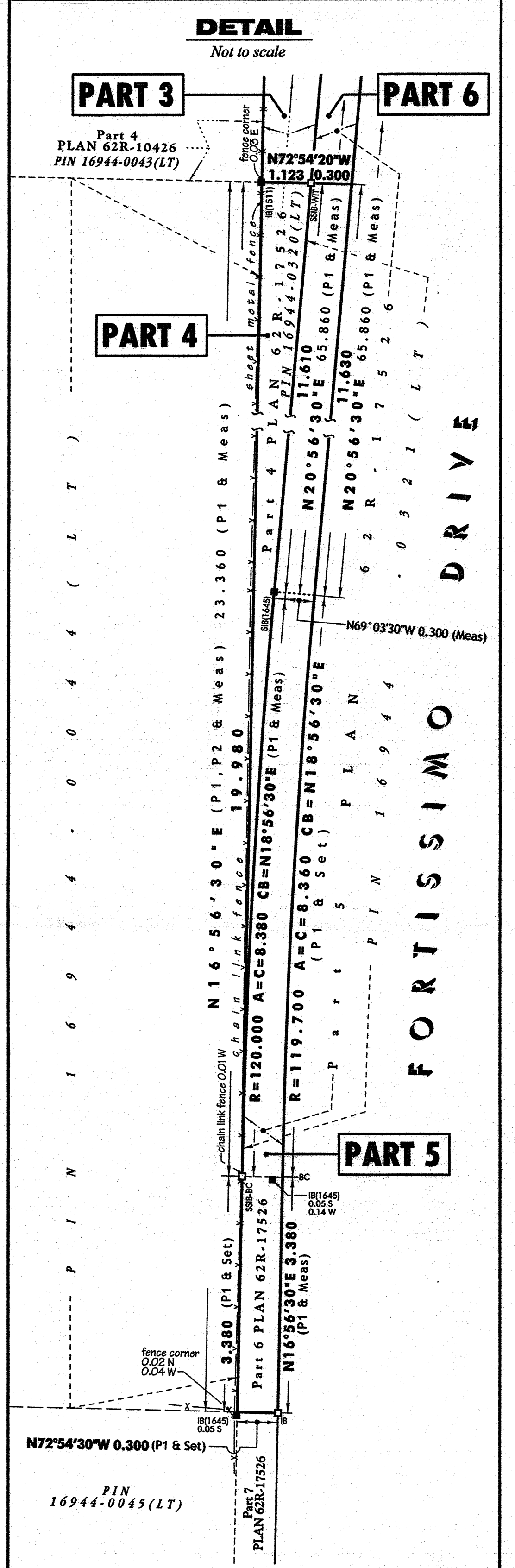
THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING COMPARISONS: FOR THE PURPOSE OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ROTATIONS SHOWN BELOW:

Plan	Rotation
P1	1°04'40" COUNTER-CLOCKWISE
P2	1°04'30" COUNTER-CLOCKWISE

LEGEND

- OJ - DENOTES ORIGIN UNKNOWN
- Reg'd - DENOTES REGISTERED
- P1 - DENOTES PLAN 62R-17526
- P2 - DENOTES PLAN 62R-10426
- P3 - DENOTES PLAN 34036-F by A.T. McLAREN dated September 17, 2013



WEST 5th STREET REGIONAL ROAD 158
(Formerly JAMES STREET ROAD name changed by By-Law 942 registered as INSTRUMENT 435 BAR)

FORTISSIMO DRIVE
(Incorporated as a Public Highway by BY-LAW 12-141 registered as INSTRUMENT WE43090)

Registered Plan 427
PIN 16944-0044 (LT)

R=120,000
A=8,380
C=8,380
CB=N18°56'30"E
(P1 & Meas)

SURVEYOR'S CERTIFICATE

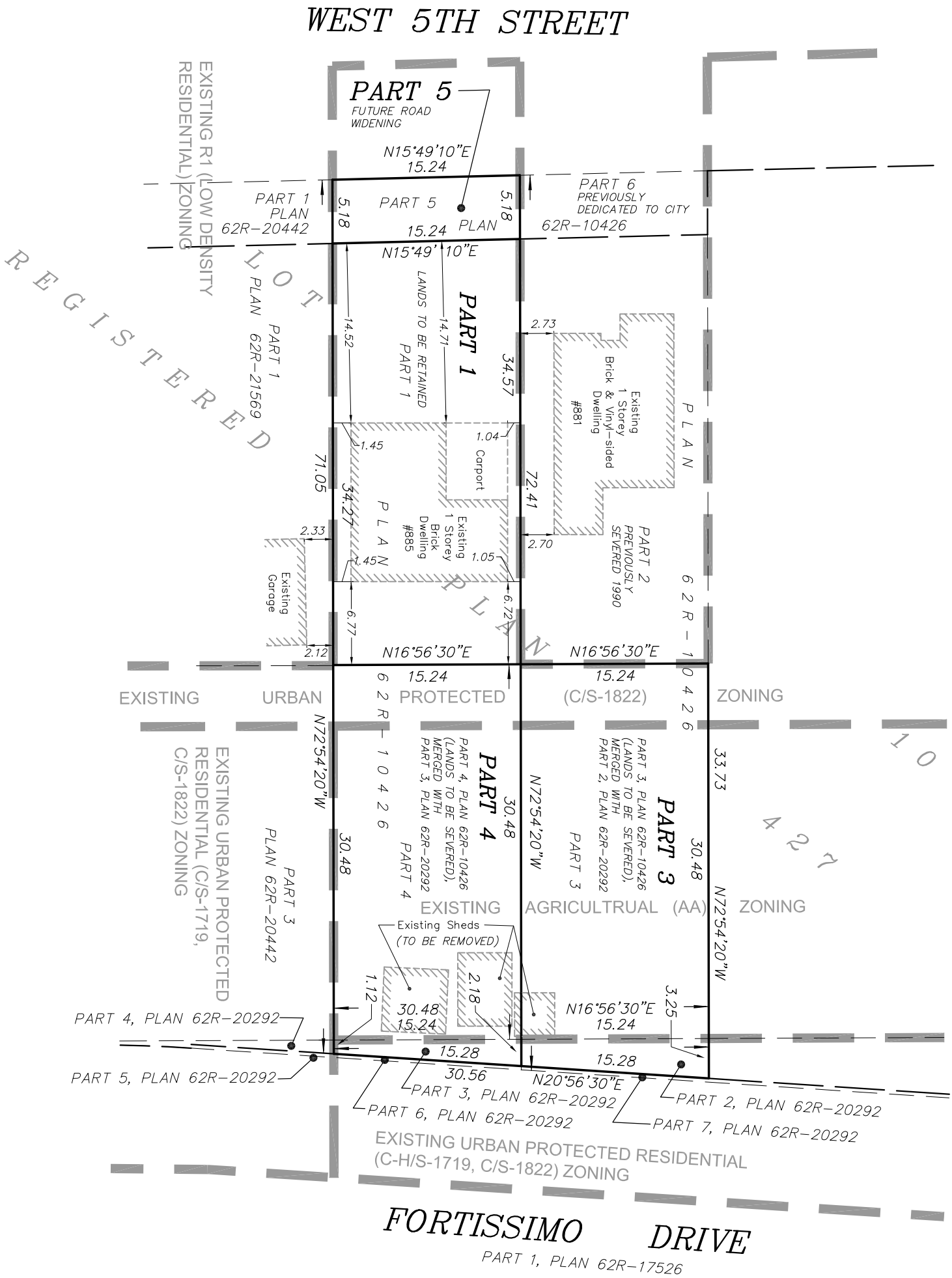
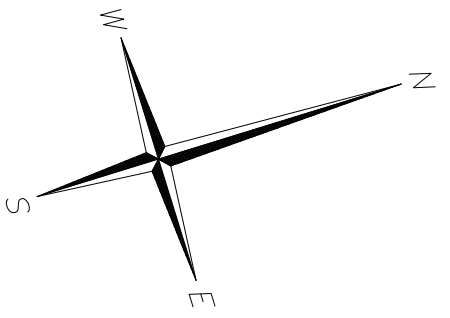
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 3rd DAY OF MARCH 2016.

MARCH 8, 2016
DATE
DAVID A. LAMONT O.L.S.

CITY OF HAMILTON
Geomatics and Corridor Management

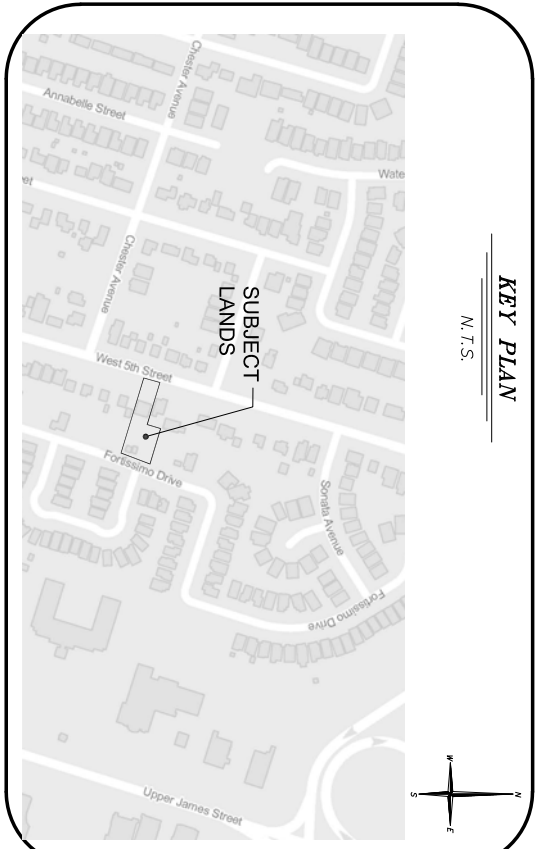
FIELD BOOK BLK 18 FILE No. Ynhoods/KERNING/06-7880 DATE 2016-01-15
SUBMITTED BY BM CREATED BY RCP CHECKED BY D.A.L. O.L.S.

PLAN No. RC-H-887 SURVEYS

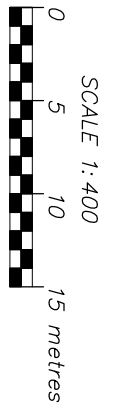


LEGEND

————— DENOTES ZONING LIMITS



SKETCH FOR CONSENT TO SEVER
 885 WEST 5TH STREET
 CITY OF HAMILTON



THE ABOVE NOTED LANDS ARE:
 PART OF LOT 10, REGISTERED PLAN 427
 CITY OF HAMILTON

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

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

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

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

CONSENT SCHEDULE:

PART 1 – LANDS TO BE RETAINED	AREA (524.57m ²)
PART 5 – FUTURE ROAD WIDENING	AREA (78.92m ²)
PART 3 – PART 3, PLAN 62R-10426 (LANDS TO BE SEVERED) MERGED WITH PART 2, PLAN 62R-20292.	AREA (506.11m ²)
PART 4 – PART 4, PLAN 62R-10426 (LANDS TO BE SEVERED) MERGED WITH PART 3, PLAN 62R-20292.	AREA (489.80m ²)

AUGUST 21, 2024
 DATE

A. J. Clarke and Associates Ltd.
 SURVEYORS • ENGINEERS • PLANNERS
 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: PROJECT No. 228062P INDEX No. E-18914

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H:\Jobs\N-to-S\RP\427\LOT10\885 West 5th (248062P)\Current Work\E-18914.dwg



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

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

August 21, 2024

Attn: Ms. Jamila Sheffield
Secretary Treasurer, Committee of Adjustment (email: Jamila.Sheffield@hamilton.ca)

Re: 885 West 5th Street, Hamilton: Severance and Minor Variance Applications Submission

Dear Ms. Sheffield:

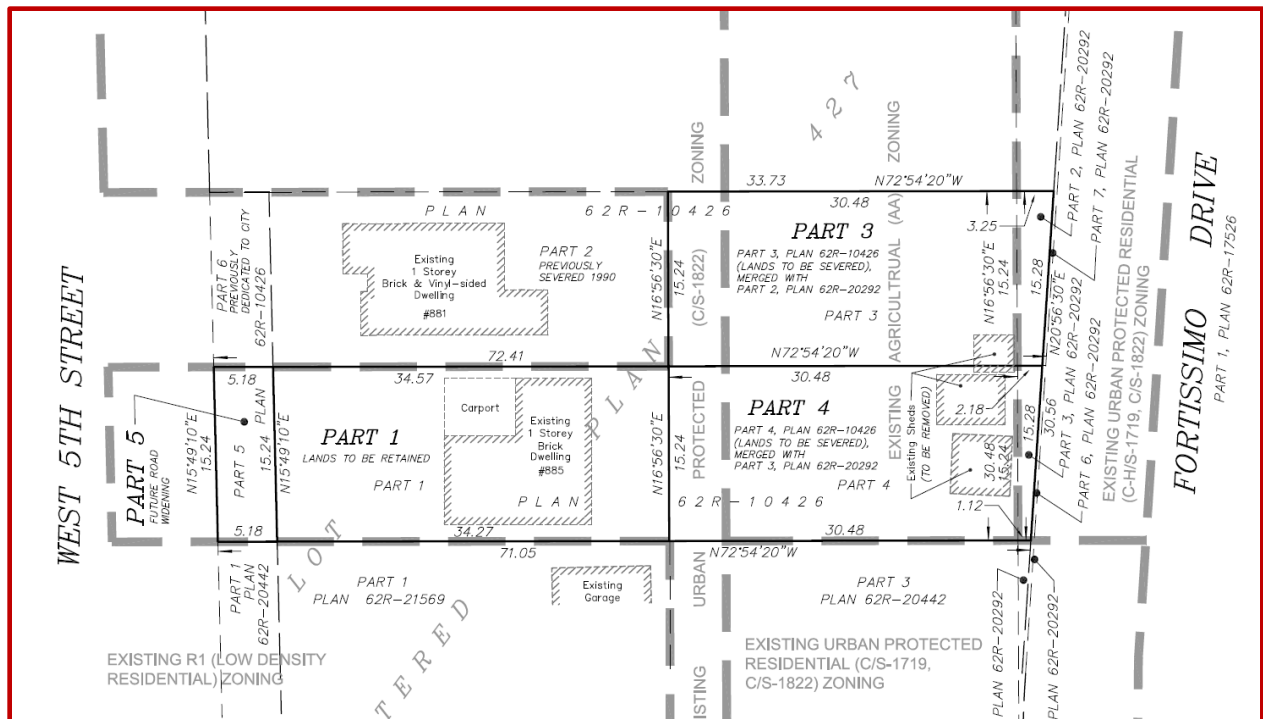
A.J. Clarke and Associates Ltd. has been retained by the owners of the subject lands, municipally known as 885 West 5th Street, for the purposes of submitting the enclosed Severance and Minor Variance Applications. Below is a summary of the materials submitted to your attention:

- One (1) digital copy of the required filled and signed Severance Application Form;
 - One (1) digital copy of the required filled and signed Minor Variance Application Form;
 - One (1) digital copy of deposited Reference Plan 62R-20292;
 - One (1) digital copy of deposited Reference Plan 62R-10426;
 - One (1) digital copy of the Sketch for Consent E-18914
 - One (1) digital copy of email correspondence between agent and City Planning Staff;
- * Application fee payments will be supplied by Credit Card over Phone using the number provided in the applications

This analysis is in support of concurrently submitted Severance and Minor Variance Applications for the subject lands. The development will sever the existing residential lands into three compatible parcels; the existing dwelling will be retained on the proposed parcel fronting West 5th Street, while two relatively equal parcels will be severed in the rear and fronting onto Fortissimo Drive. The severed lands will facilitate two single detached dwellings utilizing the same lot dimensions and setback requirements of the Low Density Residential (R1) Zone of Hamilton Zoning By-law 05-200.

The subject lands are located on the eastern side of West 5th Street between Rosehill Avenue to the north and Chester Avenue to the south. The lands are a through lot following the consolidation of lands fronting both West 5th Street and Fortissimo Drive. The subject lands are currently occupied by a single-detached dwelling fronting on to West 5th Street (to remain) and three accessory buildings located in the rear yard (all to be demolished).

The surrounding area is primarily low density residential in the form of single-detached dwellings. The neighbourhood has been incrementally developed in the past 15 years with the subdivisions along Fortissimo Drive and Connell Crescent built out from 2009-2014. Most recently the adjacent lands to the south along Fortissimo Drive were developed accommodating five new single-detached dwellings from 2018-2020. The proposed development would be following a very similar lot pattern along Fortissimo matching the depth of adjacent parcel fabrics with a width slightly larger than those most recently developed.



The subject lands are in proximity to James MacDonald Public Elementary School and adjoining Gourley Park, and 2.1 kilometres from Westmount Secondary School. The lands are also in proximity to parks including William Connell City-Wide Park (850m), Kernighan Neighbourhood Park (120m), and are approximately 480 metres from the Upper James Commercial Corridor. This corridor includes a grocery store located approximately 500 metres from the subject lands.

Mass transit is available with stops located at West 5th St and Chester Ave, as well as Blossom Line at Upper James. West 5th also provides marked bike paths.

The immediate surrounding land uses include:

North	Single-Detached Dwelling
South	Single-Detached Dwelling
West	Single-Detached Dwelling
East	Single-Detached Dwellings

A review of the applicable planning policies has been included below.

Planning Policy Overview

Planning Act

The proposed severance and associated minor variances that would be required will not result in any unreasonable impact to the surrounding neighbourhood and conforms to the Planning Act. The proposed development has sufficient regard for the matters of provincial interest outlined in Section 2 of the Planning Act, particularly subsections (b), (f), (g), (h), (j), (l), (m), (p), (q), and (r).



The proposed development is an example of gentle intensification that will sever the lands into two lots that will facilitate the infill development of two single-detached dwellings on the severed lands, where accessory buildings currently exist. This infill development is an efficient use of land in the built-up urban area and the existing infrastructure, continuing the orderly development of a safe and healthy community, providing additional housing. The development is close to transit services, bike paths and is in a pedestrian-friendly neighbourhood. The proposed development will maintain the character of the streetscape with consistent height, form, lot size and land use. The existing building will be retained, reducing waste associated with redevelopment. Through pre-submission correspondence with City of Hamilton Planning Staff, it was determined that the rear of the lands proposed to be severed, and fronting onto Fortissimo Drive are intended to be rezoned for low-density development, while the lands fronting on to West 5th Street would be potentially rezoned for medium-density development; this correspondence illustrates the co-ordination of planning activities and will assist in facilitating the direction of city zoning.

Provincial Policy Statement (PPS), 2020

The proposed consent and development of the lands is consistent with the Provincial Policy Statement (PPS) through numerous applicable policies.

Policy 1.1.1 outlines how healthy, liveable and safe communities are sustained. The proposed development is specifically consistent with subsections a), b), c), d), e), g). The proposed consent and development are an efficient use of land that contributes to the housing stock while satisfying the growth management projections for the area through gentle intensification in proximity to transit service and cycling infrastructure and is economically efficient by utilizing existing infrastructure.

Policy 1.1.3.1 further details that settlement areas shall be the focus of growth and development. As discussed, the proposed development is within the built-up, urban boundary of the City of Hamilton. It is further exemplary in its consistency with policy 1.1.3.2 in that it efficiently uses the existing land, resources, infrastructure, and public service facilities while supporting active transportation and transit.

Policy 1.1.3.3 states that planning authorities shall identify appropriate locations and opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification where feasible. Nearby Upper James Street is a Major Arterial and has been identified as a Higher Order Transit Corridor as part of Hamilton's BLAST Network transit plans. Providing additional housing within walking distance to this corridor will assist in creating more transit-supportive communities. This maintains the intent of Policy 1.1.3.4 states that *"development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety."*

Section 1.4 regards policy affecting housing and once again reiterates the importance of providing a sufficient supply of housing while promoting intensification, wise use of resources and infrastructure, and transit-supportive development.

Section 1.6 of the PPS relates to infrastructure and public service facilities. Policy 1.6.3 states that prior to developing new infrastructure and public service facilities, the existing ones should be optimized. The proposed development will utilize the public infrastructure and service facilities that surround it including the water and wastewater systems, roads, parks, and schools.



In accordance with the criteria described above, the proposed development is consistent with the policies of the Provincial Policy Statement, 2020.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (P2G), 2020

The P2G Plan continues to direct planning, keeping in line with the PPS. Of significance to the proposed development is Section 2: Where and How to Grow; this section directs planning policy in the same manner as the PPS as to where development shall occur.

Policy 2.2.1.2.a) states that *the “majority of growth will be directed in settlement areas that have a delineated built boundary, have existing or planned municipal water and wastewater systems and can support the achievement of complete communities.”* As previously described, the proposed development is fully in line with this policy; the development exists within the built-up, urban boundary with existing infrastructure and will add to the complete community goals and objectives.

Policy 2.2.6.1.a) states that municipalities will support housing choice through achievement of minimum intensification and density targets by identifying a diverse range and mix of housing options and densities to meet projected needs. The proposed development is consistent with this policy as it creates additional housing through gentle intensification that falls within the densities permitted in the Official Plan. Proposed is a density of approximately 20 units per hectare (UPH).

The proposed development conforms to the policies set forth in the Growth Plan for the Greater Golden Horseshoe, 2020.

Urban Hamilton Official Plan, 2022

The subject lands are designated ‘Neighbourhoods’ on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan (UHOP). The ‘Neighbourhoods’ designation permits the use proposed by this application.

Policy B.2.4.1.3.c) states that *“30% of the residential intensification target is anticipated to occur within the Neighbourhoods as illustrated on Schedule E – Urban Structure. The City will review and update its Zoning By-law to facilitate the planned housing units to be developed within the Neighbourhoods through intensification.”* Policy E.2.2.6 also states that *“Intensification, redevelopment and compact form will be encouraged generally throughout the built-up area in accordance with appropriate development standards.”*

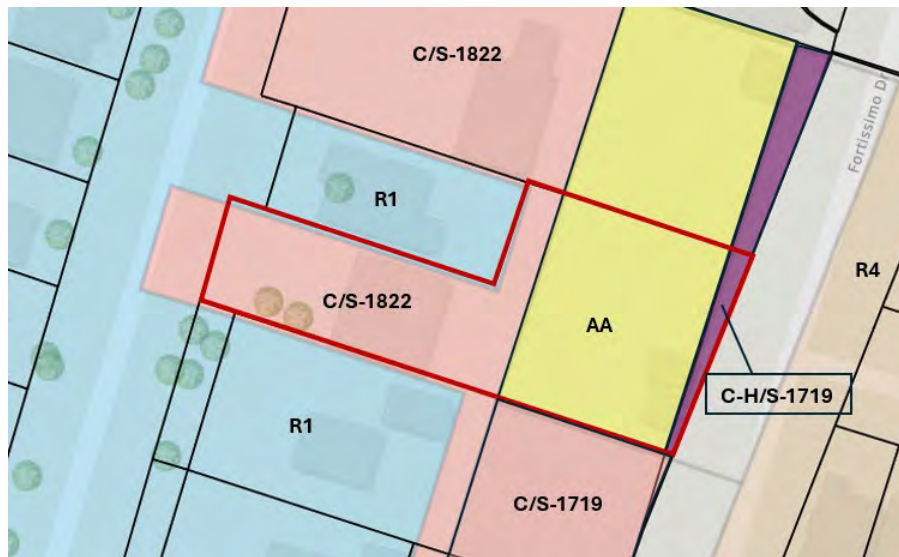
Policies B.2.4.1.4 and B.2.4.2.2 of the Official Plan list numerous criteria with which residential intensification developments within the built-up area shall be evaluated. The proposed severance and minor variances will facilitate two new lots for two additional single-detached dwellings having a density of ± 20 UPH; this is below the 60 UPH maximum for low-density residential areas. The lot pattern and frontage proposed are consistent within the existing neighbourhood and are above the requirements of low-density residential zoning provisions. Massing will be consistent with the neighbourhood and in keeping with low-density residential zoning provisions. The parcel will be served by municipal water and wastewater, electric, telecommunications and transportation systems. The lands are in proximity to existing mass transit lines, future high-order transit services, and cycling network. As described above, the lands are in proximity to multiple public community facilities and services. No impacts from shadowing,



overlook, noise, lighting, traffic, or other nuisances are expected as the proposed lots and setbacks would comply with the low-density zoning the city is considering for the subject lands. The proposal will retain the existing dwelling located on the proposed retained lot, reducing unnecessary waste. These same qualities described above also show the development to be in conformity with Chapter F, Section 1.14.3.1 regarding lot creation in “Neighbourhoods” designated lands.

Upon review of the applicable policies, the proposed development conforms to and maintains the intent of the Urban Hamilton Official Plan.

City of Hamilton Zoning By-law 05-200/ 6593



A per the image above, and shown on E-18914, the subject lands (outlined in red) are affected by multiple zones (C/S-1822, AA, and C-H/S-1719) within the Former City of Hamilton Zoning By-law 6593. Except for most of the rear yard, the subject lands have already been zoned for low-density residential development.

The existing dwelling on the proposed retained lot is zoned “C/S-1822” (Urban Protected Residential, etc) District in the Former City of Hamilton Zoning By-law 6593. This zone permits the existing single-detached dwelling use that will be retained while severing the existing rear yard into two additional lots. A review of the applicable zoning provisions is provided below against the proposed development:

C/S-1822 Regulations for Single Detached Dwellings	Requirement (Single-detached)	Part 1 of 62R-10426 (lands to be retained)
Min Lot Frontage	12 metres	15.24 metres
Min Lot Area	360 m ²	524.57m ²
Min Front Yard	6 metres	±14.6 metres following road widening
Min Side Yard	1.2 metres	1.04m and 1.45m (existing conditions)
Min Rear Yard	7.5 metres	6.72m (seeking variance)
Max Building Height	11 metres/ 2.5 storeys	±8 metres

A strip of the subject lands, shown as Parts 2 and 3 of submitted 62R-20292, have been zoned C-H/S-1719. This site-specific zoning was created through a remnant parcel from the subdivision development along



Fortissimo Drive and Connell Crescent. This zoning would require the same provisions of a “C” District but permits residential minimum lot widths of 11 metres and minimum lot areas of 335m². The proposed lot fabric for the severed parcels exceeds these requirements.

Further, this same portion described above and adjacent to Fortissimo Drive, is also subject to a Holding Provision which states:

"That the 'H' symbol shall only be removed conditional upon:

- (i) That the owner/applicant pay any outstanding cost recoveries associated with the road and infrastructure work including private services connections.
- (ii) That the owner/applicant ensure that each lot has a watermain connection, sanitary sewer connection, and storm sewer connection.
- (iii) Until such time as the lands have been merged in title with the abutting lands to the rear and Consent Applications have been conditionally approved to facilitate lot creation in keeping with the Regulations of the "C/S-1719 Zone provisions.

This holding provision was placed to ensure that development could only proceed once cost recoveries were covered, the lands were assembled appropriately, and planned for appropriate servicing. This strip of land was acquired by the owner and applicant in August of 2022 and is held in identical ownership.

Within the rear yard of the existing lot, the zoning has maintained an outdated “AA’ (Agricultural) District zoning, despite numerous changes to the zoning by-law, surrounding neighbourhood development, existing dimensions, and use. This area (±780.5m² on the subject lands) is surrounded by low-density residential zones and the intent and use as an agricultural operation has been non-existent for decades. As shown in the table below, the existing conditions are already far below the requirements for “AA” zones. The existing total lot area (±1,532m²) is less than 13% of the required 12,000m² lot area, and the lot width along West 5th is ±25% of the required 60 metres. Lastly, the use of single-detached dwellings is already permitted on lands zoned “AA”. A review of the applicable “AA” zone provisions is provided below against the proposed development:

AA Regulations	Requirement	Part 3 of 62R-10426 with Part 2 of 62R-20292	Part 4 of 62R-10426 with Part 3 of 62R-20292
Min Lot Width	60 metres	15.24 metres	15.24 metres
Min Lot Area	12,000 m ²	506.11m²	489.8m²
Min Front Yard	12 metres	6 metres	6 metres
Min Side Yard	4.5 metres	1.2 metres	1.2 metres
Min Rear Yard	10.5 metres	7.5 metres	7.5 metres
Max Building Height	11 metres/ 2.5 storeys	TBD	TBD

Zoning provisions for Low Density Residential (R1) Zone (to be implemented on proposed severed lots):

R1 Regulations	Requirement
Min Lot Width	12 metres
Min Lot Area	360 m ²
Min Front Yard	6 metres
Min Side Yard	1.2 metres
Min Rear Yard	7.5 metres
Max Building Height	10.5 metres



Former Hamilton Zoning By-law 6593 Section 3(9) “Lots Situated in Two or More Zones”:

“Notwithstanding any provision of this By-Law, a building or structure may be erected, altered, extended or enlarged within one or more districts applicable to a lot or tract of land where, (83-193) (92-170)

- (a) the use is permitted in each of the districts;*
- (b) and the lot or tract of land complies with the least stringent width and area requirements of the district containing the requirements; and*
- (c) except as provided in clause (b), the building or structure complies with all other requirements of each of the districts applicable to the lot or tract of land.”*

The proposed lots located along Fortissimo Drive will cross three zones: “C/S-1822”, “AA” and “C-H/S-1719” of Hamilton Zoning By-law 6593.

- (a) The proposed use of a single-detached dwelling is permitted in all zones.
- (b) The proposed lot size and width complies with the least stringent width and area requirements of the “C-H/S-1719” Zone being 11 metre widths and 335m² lot areas; proposed are lot widths of 15.24 metres and lot areas exceeding 480m².
- (c) Single-detached dwellings would be permitted on the lot sizes proposed. The minor variances described below pertaining to building setbacks are being requested to meet By-law Section 3(9)(c) to fit an appropriate building envelope on the created lots in keeping with the anticipated R1 city-initiated rezoning.

Minor Variances

Variances are required for each lot to facilitate the proposed development. The variances are as follows:

Part 1 of 62R-10426 (Retained)

- 1. To permit a Minimum Rear Yard Depth of 6.7 metres, whereas 7.5 metres is required.

Part 3 of 62R-10426 with Part 2 of 62R-20292 (severed)

- 1. Notwithstanding anything to the contrary within the Former City of Hamilton Zoning By-law 6593, the following provisions shall be applied:
 - a. A minimum lot width of 15 metres
 - b. A minimum lot area of 500 square metres
 - c. A front yard setback of 6 metres
 - d. A side yard setback of 1.2 metres
 - e. A rear yard setback of 7.5 metres

Part 4 of 62R-10426 with Part 3 of 62R-20292 (severed)

- 1. Notwithstanding anything to the contrary within the Former City of Hamilton Zoning By-law 6593, the following provisions shall be applied:
 - a. A minimum lot width of 15 metres
 - b. A minimum lot area of 485 square metres
 - c. A front yard setback of 6 metres
 - d. A side yard setback of 1.2 metres
 - e. A rear yard setback of 7.5 metres



This Minor Variance application is made under the authority of Section 45(1) of the Planning Act. Accordingly, a Minor Variance must meet the requisite four tests as described in Section 45 (1) of the Planning Act. An analysis of these tests, and our professional planning opinion is provided below:

1. Do the proposed variances maintain the intent and purpose of the Urban Hamilton Official Plan?

As discussed in greater detail above, the proposed lot severance and residential land use maintains the intent and purpose of the Urban Hamilton Official Plan. The application is an excellent example of infill development within the built-up urban area of Hamilton in a built form compatible with the existing neighbourhood.

It is my professional opinion that the proposed variances maintain the intent and purpose of the Urban Hamilton Official Plan.

2. Do the proposed variances maintain the intent and purpose of the City of Hamilton Zoning By-law 05-200?

The required variances to City of Hamilton Zoning Bylaw are intended to facilitate a desirable built form which is compatible with the existing neighbourhood. The proposed development will require variances to address lot width and area, along with building envelope setbacks. Through correspondence with City Zoning and Planning Staff, it was determined that the lands proposed to be severed have been identified by the zoning team to be rezoned in the near future for low density residential, while the proposed lot to be retained would be part of the proposed medium density rezoning along West 5th Street.

The applications submitted will facilitate the lot dimensions and setbacks in keeping with the City of Hamilton Zoning By-law 05-200 Low Density Residential (R1) Zones for the lands to be severed. The lands to be retained, with the approval of the rear yard setback variance would currently be permitted as of right. The rear lot line would be contiguous to the adjacent parcels and would create an orderly development of lot fabric for future medium density development along West 5th Street. The existing lot fabric of the subject lands along West 5th does not currently meet the proposed provisions for medium density zoning, and as such, would require the consolidation of adjacent parcels along West 5th to be redeveloped. If rezoned medium density, the current use on the retained parcel would remain as legal, non-complying until adjacent lots were purchased for redevelopment. The applications facilitate the intention and direction of the City of Hamilton Zoning and will provide all the necessary dimensions for simple and efficient rezoning once the city addresses the matter through a housekeeping amendment.

As discussed above, the intent of the “AA” zoning provisions for agricultural use and incredibly large lot dimensions have been superseded through continuous development of the surrounding low-density residential neighbourhood. The proposed variances are consistent with the established character of the neighbourhood, and it is my professional opinion that the requested variances maintain the intent and purpose of the City of Hamilton Zoning By-laws.

3. Are the proposed variances appropriate for the development of the subject lands?

As noted above, the variances are intended to facilitate a desirable built form within an urban neighbourhood, on full municipal services. Proposed is a built form and use that is consistent with the Planning Act, Provincial Policy Statement, and conforms to the Growth Plan and the UHOP and general intent of the zoning by-law. It facilitates gentle intensification in a residential neighbourhood in an attractive form. As noted above, the proposed variances are consistent with the established character



and meet the provisions of the intended future zoning. Correspondence with the City's Zoning Staff have determined that the lands to be severed have been identified to be rezoned low-density residential, while the half fronting on West 5th have been identified as potential medium density residential. This severance would help to facilitate the future implementation of these city-proposed zones. As such, the development is highly appropriate and desirable for the neighbourhood.

4. Are the proposed variances minor in nature?

The proposed variances reflect the scale and character of this neighbourhood. There are no perceived impacts stemming from the variances for the severed lots regarding lot width, lot area, and the setbacks proposed as they are in compliance with the City's low-density residential zones. The rear yard setback proposed for the retained lot will allow for an appropriate rear yard space while maintaining the existing dwelling and facilitating orderly lot fabric with adjacent parcels for future development. Accordingly, it is my professional planning opinion that the variances are minor in nature.

In accordance with the above criteria, variances to permit a reduced lot width, lot area, and setbacks will be required to facilitate the creation of the lots and the desired and compatible built form. The proposed minor variances will provide relief from these existing zoning deficiencies and requirements, which are minor in nature, especially considering the city's intention to rezone the lands. As such, the subject land is appropriate for the redevelopment and has sufficient regard for the matters listed under Section 2 of the *Planning Act*, represents good planning, and should be approved.

I trust that you will find the enclosed satisfactory for your purposes. Please confirm receipt of this submission and we look forward to being scheduled for the next available hearing date. If you have any questions or require additional information, please do not hesitate to contact our office.

Prepared by:

James Thomas, CPT, HBA
Planner

A. J. Clarke and Associates Ltd.

Reviewed by:

Stephen Fraser, MCIP, RPP
Principal, Planner

A.J. Clarke and Associates Ltd.

From: [Catarino, Jennifer](#)
To: [James Thomas](#)
Cc: [Fulford, Alana](#); [Stephen Fraser](#); [Smith, Mallory](#); [Bonaventura, David](#)
Subject: RE: West 5th "AA" Zoned Lands
Date: June 28, 2024 4:55:29 PM
Attachments: [image002.png](#)
[image004.png](#)
[image006.png](#)

Hi Everyone,

Thank you for the collaboration on this inquiry. Staff have noted that the proposed lots along Fortissimo would extend the Low Density Residential zoning along the street and the City would continue to proceed with the mid rise residential zoning on the portion fronting West 5th as the lots along that portion are considered to be deep enough to meet the anticipated criteria for the mid rise zoning.

Have a great long weekend.

Jen

Jennifer Catarino (she/her), MCIP, RPP
Area Planning Manager, West Team
Planning and Economic Development
Planning Division



From: James Thomas <james.thomas@ajclarke.com>
Sent: Thursday, June 27, 2024 12:51 PM
To: Smith, Mallory <Mallory.Smith@hamilton.ca>
Cc: Fulford, Alana <alana.fulford@hamilton.ca>; Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Stephen Fraser <steve.fraser@ajclarke.com>
Subject: RE: West 5th "AA" Zoned Lands

External Email: Use caution with links and attachments

Hi Mallory,

Thank you for providing the teams intentions for the lands. I am glad all parties are here to discuss this. With that in mind, I believe the proposed severance we are hoping to submit would maintain the direction of city zoning, as well as the intent for the specific lands. See below for discussion purposes:



The parcel known as 885 West 5th is currently occupied by a single detached dwelling with a frontage of 15.27m along West 5th. The lands to the north and south are also occupied by single detached dwellings. We intend to sever this dwelling at the rear in a straight line from the existing adjacent rear lot lines creating a clean consistent rear lot line. This would provide a perfectly lined up parcel fabric for the future intention of medium density development, while providing two lots in the rear that would comply with the R1 provisions and maintain your intent to zone low-density along Fortissimo.

Currently, the conditions of the lot do not comply with the intended medium density zoning provisions and would already require the purchase of adjacent lots along West 5th for future intensification development in keeping with medium density zoning. This severance application would allow the existing dwelling to remain, in keeping with the current "C" District Zoning. The future rezoning would allow the dwelling to exist until it was purchased for redevelopment in conjunction with adjacent parcels. This application would assist the city in its intended future built forms.

I look forward to hearing your response to the matter and thank you for your time.

Best,

James Thomas. CPT, HBA

Planner



A. J. Clarke and Associates Ltd.
 25 Main Street West, Suite 300, Hamilton, ON L8P 1H1
james.thomas@ajclarke.com | www.ajclarke.com
 Phone: (905) 528-8761



Proud of our Treasured Past - Building a Sustainable Future

Sent: Thursday, June 27, 2024 11:47 AM

To: James Thomas <james.thomas@ajclarke.com>

Cc: Fulford, Alana <alana.fulford@hamilton.ca>; Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>

Subject: West 5th "AA" Zoned Lands

Hi James,

I am connecting about your inquiry on the West 5th lands. Currently, we are working on the Mid Rise Residential zones and assignment, which we are aiming to bring forward this Fall. Generally, we are applying MRR along arterials with sufficient lot depths. That stretch of West 5th is currently identified for the R3a zone in the draft mapping, and the lots fronting Fortissimo are identified for low density residential. The R3a draft zones presented to Planning Committee last June can be found on our website linked below- we are currently working on revising these zones with comments we've received through consultation so some changes can be expected for the next draft however generally the permitted residential uses remain the same, and some commercial permissions may be introduced. For the R3a zone multiple dwellings with a maximum height of 22.0 metres or 6 storeys is being proposed. We are hoping to have the finalized draft zone regulations online towards the end of summer prior to Planning Committee in the fall so something to consider for this lot. Happy to chat more if you have any questions.

Project page - <https://www.hamilton.ca/build-invest-grow/planning-development/zoning/residential-zones-project>

Draft zones - <https://pub-hamilton.escribemeetings.com/Meeting.aspx?Id=9e4efbbb-d6ab-4445-9c77-64b58781a06b&Agenda=Agenda&lang=English&Item=26&Tab=attachments>

Regards,

Mallory Smith, MCIP, RPP

Planner I – Zoning By-law Reform

Planning and Economic Development

Planning, City of Hamilton



Hamilton The City of Hamilton encourages physical distancing, wearing a mask in an enclosed public space, and increased handwashing. Learn more about the City's response to COVID-19 www.hamilton.ca/coronavirus.

Committee of Adjustment

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

Phone: (905) 546-2424 ext. 4221

Email: cofa@hamilton.ca



Hamilton

**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*	TBD
Registered Owners(s)	PALIOS, ANTONIETTA PALAZZO, VINCENZO PALAZZO, ANNA - ESTATE
Applicant(s)**	Same as owner above
Agent or Solicitor	A.J. Clarke and Associates Ltd. c/o Steve Fraser & James Thomas

*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

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	885 West 5th Street		
Assessment Roll Number	251808094101620		
Former Municipality	Hamilton		
Lot	15	Concession	7
Registered Plan Number	427	Lot(s)	Pt Lt 10
Reference Plan Number (s)	62R-10426/ 62R-20292	Part(s)	1,3,4,5/ 2, 3

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:

3 PURPOSE OF THE APPLICATION

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

- creation of a new lot(s)

 concurrent new lot(s)
 addition to a lot

 a lease
 an easement

 a correction of title
 validation of title (must also complete section 8)

 a charge
 cancellation (must also complete section 9)
 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:

unknown

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

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 1 of 62R-10426	Part 3 of 62R-10426 with Part 2 of 62R-20292	Part 4 of 62R-10426 with Part 3 of 62R-20292		
Type of Transfer	N/A				
Frontage	15.24m	15.28 frontage 15.24 width	15.28 frontage 15.24 width		
Depth	max 34.55m	max 33.73m	max 32.66m		
Area	524.57m ²	506.11m ²	489.8m ²		
Existing Use	residential	residential	residential		
Proposed Use	residential	residential	residential		
Existing Buildings/ Structures	Single detached dwelling	accessory bldgs	accessory bldgs		
Proposed Buildings/ Structures	no change	Single detached dwelling	Single detached dwelling		
Buildings/ Structures to be Removed	none	accessory buildings	accessory bldgs		

* 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) Neighbourhoods

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

Will provide compatible infill development of lands surrounded by existing low density residential and facilitate creation of orderly development.

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? Multiple: C-H/S-1822; AA; C/S-1719

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.

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"/>	located ±120m from Upper James Corridor properties - multi commercial
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.

Anna Palazzo severed Part 2 of 62R-10426 in 1989 to create lot for single-detached dwelling at 881 West 5th St.

6.4 How long has the applicant owned the subject land?

Anna Palazzo owned since 1972. Their estate inherited the property in August, 2022.

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.

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)

Consistent with policy statements and provincial plans.

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

Yes No (Provide explanation)

Wise use of available resources and infrastructure to facilitate additional housing stock through gentle intensification and infill development within an established neighbourhood.

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

Yes No (Provide explanation)

Gentle intensification within built-up area of the Hamilton Urban Boundary; better utilization of infrastructure.

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)

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

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

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
-
-



Hamilton

B-24:52 – 885 West 5th Street, Hamilton

Recommendation:

Development Planning - Approve

Proposed Conditions:

1. The owner shall submit a deposited Ontario Land Surveyor's Reference Plan to the Committee of Adjustment Office, unless exempted by the Land Registrar. The reference plan must be submitted in pdf and also submitted in CAD format, drawn at true scale and location and tied to the City corporate coordinate system. (Committee of Adjustment Section)
2. The owner shall pay any outstanding realty taxes and/or all other charges owing to the City Treasurer. (Committee of Adjustment Section)
3. The owner submits to the Committee of Adjustment office an administration fee, payable to the City of Hamilton, to cover the costs of setting up a new tax account for each newly created lot. (Committee of Adjustment Section)
4. The owner shall comply with Ontario Building Code requirements regarding spatial separation distances of any structures. Compliance to be confirmed by the Planning and Economic Development Department (Building Division – Plan Examination Section).
5. Transportation Planning has no objection to the severance if the required right-of-way dedication of approximately ± 5 metres is dedicated to the City of Hamilton on West 5th as per the Council Approved Urban Official Plan: Schedule C-2 - Future Right-of-Way Dedications. West 5th is to be 30.480 metres (Subject to the satisfaction and approval of the Manager, Transportation Planning).
 - A survey conducted by an Ontario Land Surveyor and at the Applicant's expense will determine the ultimate dimensions for the right-of-way widening (Subject to the satisfaction and approval of the Manager, Transportation Planning).
 - The Applicant's surveyor is to contact Geomatics and Corridor Management to confirm the right-of-way dedication requirements (Subject to the satisfaction and approval of the Manager, Transportation Planning).
6. The owner/applicant shall receive final and binding approval of minor variance application A.24.197 (Planning Division – Zoning Review Section).



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7. The owner/applicant shall demolish the accessory structures on the lands to be conveyed to the satisfaction of the Planning and Economic Development Department (Planning Division – Zoning Review Section), or alternatively apply for and receive final approval of the appropriate Planning Act application in order for the existing sheds to remain when no principal use is existing (Planning Division – Zoning Review Section). NOTE: If a demolition permit is required, the permit shall have a status of either “Review”, “Issued”, or “Closed” in order for this condition to be cleared by the Zoning Review Section.
8. If a Condition for a road widening and/or daylight triangle dedication is required, the owner/applicant shall submit survey evidence that the severed and retained including the lot width, lot area, the location of any existing structure(s), parking and landscaping conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section).
9. The proponent demonstrates that they have ownership of a track of land described as Part 3 on 62R-20292, adjacent to the east property line, to the satisfaction of the Director of Development Engineering.
10. That the Owner must enter into with the City of Hamilton and register, a Consent Agreement, having an administrative fee of \$5,065.00 (includes grading plan review) to address issues including but not limited to: lot grading and drainage to a suitable outlet on the conveyed and retained parcels (detailed grading plan required), erosion and sediment control measures (to be included on the grading plan); cash payment requirements for items such as any outstanding servicing cost for the existing municipal services adjacent to the property, street trees (City policy requires one (1) street tree/lot, inspection of grading, stormwater management infrastructure and securities for items that may include: lot grading (\$10,000.00 grading security), water and sewer services inspections, driveway approaches, relocation of any existing infrastructure (such as hydrants) and any damage during construction (unknown costs at this time), to the satisfaction of the City’s Director of Development Engineering.
11. The Owner/ Applicant shall pay any outstanding servicing charges associated with the existing 0.3m reserve along Fortissimo Drive, described as Part 6 On 62-20292, to the satisfaction of the Director of Development Engineering.
12. That the owner shall receive final approval of Minor Variance application A-24:197, to the satisfaction of the Director of Development Planning.
13. That the owner shall investigate the noise levels on the severed lands and determine and implement the noise control measures that are satisfactory to the City of Hamilton in meeting the Ministry of Environment, Conservation and Parks (MECP) recommended sound level limits. An acoustical report prepared by a qualified Professional Engineer containing the recommended noise control measures shall be submitted to the satisfaction of the City of Hamilton, Director of Planning and Chief Planner. Should a peer review of the acoustical report be warranted, all



Hamilton

associated costs shall be borne by the owner and shall be submitted to the satisfaction of the City of Hamilton, Director of Development Planning.

14. That the applicant must liftin the Holding 'H' Provision from the portion of the subject lands that front on to Fortissimo Drive, to the satisfaction of the Director of Development Planning.

Proposed Notes:

The lands to be retained (Part 1) will remain as 885 West 5th Street (Hamilton).

The lands to be conveyed (Part 2) will remain as 881 West 5th Street (Hamilton).

The lands to be conveyed (Part 3) (Part 4) will be assigned the address of 190 Fortissimo Drive (Hamilton) & 194 Fortissimo Drive (Hamilton).

We ask that the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City's Sign By-law, in a manner that is clearly visible from the road.



Hamilton

Development Planning:

Background

	Frontage	Depth	Area
SEVERED LANDS (Parcel 1):	15.28 m±	33.73 m±	506.11 m ² ±
SEVERED LANDS (Parcel 2):	15.28 m±	32.66 m±	489.8 m ² ±
RETAINED LANDS:	15.24 m±	34.55 m±	524.57 m ² ±

The purpose of Consent to Sever application B-24:52 is to sever the existing residential lot into three parcels, the severed lands will be two vacant residential lots and the retained lands will contain the existing dwelling, which is intended to remain. Staff note that Minor Variance application A-24:197 is a concurrent application to facilitate the proposed severance.

Staff note that the proposed retained lands are referred to as “Part 1” (Part 1 of 62R-10426) and the proposed severed lands are referred to as “Part 3” (Part 3 of 62R-10426 and Part 2 of 62R-20292) and “Part 4” (Part 4 of 62R-10426 and Part 3 of 62R-20292).

Staff further note that the rear portion of the subject lands that front onto Fortissimo Drive (being Parts 2 and 3 of 62R-20292), include a Holding “H” provision. The subject lands are also intended to be included as part of the Mid-Rise Residential Zones project. These are discussed in further detail below.

The Holding ‘H’ Provision was applied through an Ontario Municipal Board decision from January 2016 involving the severances on the adjacent lands to the south. The property owner owns the land affected by the Holding ‘H’ Provision and this area is intended to provide frontage on Fortissimo Drive.

Analysis

Urban Hamilton Official Plan

The subject lands are identified as “Neighbourhoods” in Schedule E – Urban Structure and are designated as “Neighbourhoods” in Schedule – E-1 Urban Land Use Designations of the Urban Hamilton Official Plan. Policies B.2.4.2.2, B.3.6.3.7, E.3.4.3 and F.1.14.3.1, amongst others, are applicable and permit the proposed and existing single detached dwellings.



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Per Policy F.1.14.3.1, the creation of new lots for residential uses in the “Neighbourhoods” designation shall be permitted if the following conditions are met:

- “F.1.14.3.1 Consents for new lot creation, for both the severed and retained lands, for residential uses in the Neighbourhoods designation shown on Map E-1 – Urban Land Use Designation, shall be permitted provided the following conditions are met:
- a) The lots comply with the policies of this Plan, including secondary plans, where one exists;
 - b) The lots comply with existing Neighbourhood Plans;
 - c) the lots are in conformity with the Zoning By-law or a minor variance is approved;
 - d) The lots reflect the general scale and character of the established development pattern in the surrounding area by taking into consideration lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview;
 - e) The lots are fully serviced by municipal water and wastewater systems; and,
 - f) The lots have frontage on a public road.”

Similarly, Policy B.2.4.2.2 provides criteria for development considered residential intensification within the “Neighbourhoods” designation:

- “2.4.2.2 When considering an application for a residential intensification development within the Neighbourhoods designation, the following matters shall be evaluated:
- a) the matters listed in Policy B.2.4.1.4;
 - b) compatibility with adjacent land uses including matters such as shadowing, overlook, noise, lighting, traffic, and other nuisance effects;
 - c) the relationship of the proposed building(s) with the height, massing, and scale of nearby residential buildings;
 - d) the consideration of transitions in height and density to adjacent residential buildings;



Hamilton

- e) the relationship of the proposed lot(s) with the lot pattern and configuration within the neighbourhood;
- f) the provision of amenity space and the relationship to existing patterns of private and public amenity space;
- g) the ability to respect and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations;
- h) the ability to complement the existing functions of the neighbourhood;
- i) the conservation of cultural heritage resources; and,
- j) infrastructure and transportation capacity and impacts.”

Staff note that Parts 3 and 4 are proposed to be 15.28 metres wide and have lot areas of 506.11 and 489.8 square metres, respectively. The Zoning By-law requires a minimum lot width of 60 metres and a minimum area of 12,000 square metres in the “AA” (Agricultural) District. Part 1 is proposed to have a lot width of 15.24 metres and a lot area of 524.57 square metres, whereas the Zoning By-law requires a minimum lot width of 12.0 metres and a lot area of 360 square metres in the “C/S-1822” (Urban Protected Residential) District, Modified. Staff further note that Minor Variance application A-24:197 was submitted to address these and other zoning non-conformities. The proposed severed and retained lots front on a public road and are fully serviced by municipal water and wastewater services.

The properties along West 5th Street and Fortissimo Drive range in width and area, with the properties fronting onto West 5th Street being generally larger in scale and those fronting on to Fortissimo Drive generally being smaller in scale. Neighbouring lands to the south along West 5th Street have undergone similar severances and resulted in severed and retained lots similar to this proposal. For example, the neighbouring lots fronting on to West 5th Street have approximate lot widths of 16 metres and lot areas of 550 square metres. The neighbouring lots that front on to Fortissimo Drive have lot widths of approximately 11 metres and areas ranging between 330 and 360 square metres.

Based upon the above analysis, staff are of the opinion that the proposed severed and retained lands are generally compatible with the scale and character of the established development pattern of the surrounding area and conform with Policies B.2.4.2.2 and F.1.14.3.1.

Policy B.3.6.3.7 a) requires a noise feasibility study, detailed noise study or both for residential developments within 100 metres of a minor arterial road, as identified on Schedule C – Functional Road Classification. The subject lands front onto West 5th Street, which is identified as a minor



Hamilton

arterial road on Schedule C – Functional Road Classification of the Urban Hamilton Official Plan. Therefore, staff are recommending a condition requiring a noise study be provided to confirm conformity with the policies regarding sensitive land use developments.

Kernighan Neighbourhood Plan

The subject lands are identified as “Single and Double” on Map 7611 of the Kernighan Neighbourhood Plan. The proposed development conforms with the vision of the Kernighan Neighbourhood Plan.

Former City of Hamilton Zoning By-law No. 6593

The subject lands are zoned “C/S-1822” and “C-H/S-1719, S-1822” (Urban Protected Residential) District, Modified, Holding and “AA” (Agricultural) District in Former City of Hamilton Zoning By-law No. 6593. The proposed and existing single detached dwellings are permitted. The severed lands, identified as Parts 3 and 4, are proposed to have lot widths of 15.28 metres and lot areas of 506.11 square metres and 489.8 square metres respectively. The retained lands, identified as Part 1, are proposed to have a lot width of 15.24 metres and an area of 524.57 square metres. Parts 3 and 4 would not meet the minimum required lot width of 60 metres or the minimum required lot area of 12,000 square metres. Part 1 would exceed the minimum required lot width of 12.0 metres and minimum required lot of 360 square metres. Staff note Minor Variance application A-24:197 was submitted to address these and other zoning non-conformities.

Staff further note that the rear portion of the subject lands that front onto Fortissimo Drive (being Parts 2 and 3 of 62R-20292), include a Holding ‘H’ Provision. This Holding ‘H’ Provision was put in place as a result of a settlement of the Ontario Municipal Board (Case No. PL141433), now the Ontario Land Tribunal. The appeal was filed due to a lack of decision by City Council to make a decision regarding Zoning By-law Amendment application ZAC-13-050, which proposed to rezone 893, 897 and 903 West 5th Street to facilitate the severance of five single detached dwelling lots that front on to Fortissimo Drive (Consent Applications HM/B-15:123 to 128). The Holding ‘H’ Provision was implemented by City of Hamilton By-law No. 16-076. The Holding ‘H’ Provision reads as follows:

“3. That the ‘H’ symbol shall only be removed conditional upon:

Block 2

- (i) That the owner/applicant pay any outstanding cost recoveries associated with the road and infrastructure work including private services connections.



Hamilton

- (ii) That the owner/applicant ensure that each lot has a watermain connection, sanitary sewer connection and storm sewer connection.
- (iii) Until such time as the lands have been merged in title with the abutting lands to the rear and Consent Applications have been conditionally approved to facilitate lot creation in keeping with the Regulations of the “C/S-1719 Zone provisions.”

In relation to the above Holding ‘H’ Provision, staff note that the “C/S-1719” (Urban Protected Residential) District, Modified requires a minimum lot width of 11 metres and a minimum lot area of 335 square metres. The proposed severed lots, being “Part 3” and “Part 4”, would exceed these requirements.

The subject lands are included as part of the proposed Mid Rise Residential Zones project, which is intended to introduce Mid Rise Residential zones to Hamilton Zoning By-law No. 05-200. The Mid Rise Residential zones will introduce zones to accommodate medium density residential uses throughout the City of Hamilton. The front portion of the property is proposed to be included in the Mid Rise Residential – Small Lot (R3a) Zone. The rear of the property, fronting on Fortissimo Drive, is intended to be brought into the low density residential zones of Zoning By-law No. 05-200 as part of this process.

Further information regarding the draft Mid Rise Residential Zones can be found in [staff report PED23069, from the June 13, 2023 Planning Committee.](#)

Based upon review of the above policies and the materials provided in support of this severance application, staff are of the opinion that the proposed severance meets the intent of the Urban Hamilton Official Plan. **Staff recommend the proposed severance be approved.**

Variance 1 for Part 1 (“C” District)

1. A rear yard depth of 6.7 metres shall be provided instead of the minimum required rear yard depth of 7.5 metres.

The intent of this provision is to ensure sufficient amenity space is provided in the rear yard of a property and to mitigate privacy and overlook issues with neighbouring properties.

Staff note that the existing dwelling at 885 West 5th Street, to be retained on Part 1, would have a rear yard setback of 6.7 metres. Staff also note that the proposed single detached dwellings on the severed lands are to have rear yard setbacks of 7.5 metres. Staff are of the opinion that a 6.7 metre rear yard setback will maintain sufficient rear yard amenity space for the dwelling on Part 1.



Hamilton

Additionally, as the proposed dwellings on Parts 3 and 4 are to have rear yard setbacks of 7.5 metres, privacy or overlook concerns are not anticipated between the abutting lots. Therefore, staff are of the opinion that the requested variance maintains the intent of the Urban Hamilton Official Plan and Zoning By-law, is desirable for the appropriate development of the land and is minor in nature. Staff support the variance.

Variations 1 and 2 for Parts 3 and 4 (“AA” District)

1. Part 3 shall be permitted to have a lot width of at least 15.0 metres and an area of at least 500.0 square metres instead of the required width of at least 60.0 metres and an area of at least 12,000.0 square metres.
2. Part 4 shall be permitted to have a lot width of at least 15.0 metres and an area of at least 500.0 square metres instead of the required width of at least 60.0 metres and an area of at least 12,000.0 square metres.

The intent of these provisions is to ensure that lots are of a minimum size to be viable developable lots while being compatible with the existing scale, character and prevailing pattern of development in the area.

Staff note that Parts 3 and 4 are to be 15.28 metres wide and have an area of 506.11 and 489.8 square metres, respectfully, whereas the Zoning By-law requires a minimum lot width of 60.0 metres and a minimum area of 12,000 square metres. Adjacent properties are of similar or smaller sizes. The neighbouring lots fronting on to West 5th Street have approximate lot widths of 16 metres and lot areas of 550 square metres. The neighbouring lots that front on to Fortissimo Drive have lot widths of approximately 11 metres and areas ranging between 330 and 360 square metres.

Staff further note that, as mentioned above, the subject lands are proposed to be included in the Mid Rise Residential Zones project and the “AA” (Agricultural) District portion of the subject lands is intended to be included in a future City initiated zoning amendment to brought in to Zoning By-law No. 05-200. The proposed severed lots would comply with the requirements of the Low Density Residential (R1) Zone of Zoning By-law No. 05-200.

Staff are of the opinion that the proposed severed lands are generally compatible with the character of the neighbourhood and the scale and established development pattern of the surrounding area. Staff anticipate no negative impacts on neighbouring lands. Therefore, it is staff’s opinion that the requested variances maintain the intent of the Urban Hamilton Official Plan and Zoning By-law, are desirable for the appropriate development of the land and are minor in nature. Staff support the variances.



Hamilton

Variance 3 for Parts 3 and 4 (“AA” District)

3. A front yard depth of 6.0 metres shall be provided instead of the minimum required front yard depth of 12.0 metres.
4. A side yard width of 1.2 metres shall be provided instead of the minimum required side yard width of 4.5 metres.
5. A rear yard depth of 7.5 metres shall be provided instead of the minimum required Rear Yard depth of 10.5 metres.

The intent of the minimum front yard provision is to ensure a consistent built form and character within a neighbourhood. The intent of the minimum side yard provision is to ensure sufficient space for access and maintenance purposes. Lastly, the intent of the rear yard provision is to ensure sufficient amenity space is provided in the rear yard of residential properties and to mitigate privacy and overlook issues with abutting properties.

Regarding Variance 3, staff note that single detached dwellings fronting on to Fortissimo Drive commonly have a front yard depth of 6 metres. The proposed single detached dwellings on “Part 3” and “Part 4” are compatible and would be similar in built form and character to the surrounding area. Staff are of the opinion that the requested variance maintains the general intent of the Urban Hamilton Official Plan and Zoning By-law, is desirable for the appropriate development of the land and is minor in nature. Staff support the variance.

Regarding Variance 4, staff note that the proposed 1.2 metre side yard width is consistent with the required side yard width for single detached dwellings in the “C” (Urban Protected Residential) District of Zoning By-law No. 6593 and the Low Density Residential (R1) Zone of Zoning By-law No. 05-200. Staff are of the opinion that the proposed side yard width would provide sufficient space for access and maintenance purposes. Staff are of the opinion that the requested variance maintains the general intent of the Urban Hamilton Official Plan and Zoning By-law, is desirable for the appropriate development of the land and is minor in nature. Staff support the variance.

Regarding Variance 5, staff note that the proposed rear yard depth of 7.5 metres would be consistent with the requirements for single detached dwellings in the “C” (Urban Protected Residential) District of Zoning By-law No. 6593 and the Low Density Residential (R1) Zone of Zoning By-law No. 05-200. Staff are of the opinion that the proposed 7.5 metre rear yard depth will provide sufficient amenity area for the dwellings. Additionally, as noted above in Variance 1 for the retained lands, staff do not anticipate privacy or overlook concerns between the retained and severed lands as a result of the

STAFF COMMENTS**HEARING DATE: September 24, 2024**Hamilton

requested variance. Therefore, staff are of the opinion that the requested variance maintains the general intent of the Urban Hamilton Official Plan and Zoning By-law, is desirable for the appropriate development of the land and is minor in nature. Staff support the variance.

Staff are of the opinion that the requested variances meet the four tests of a minor variance. **Staff recommend approval.**

Zoning:

Recommendation:	Comments and Conditions / Notes
Proposed Conditions:	<ol style="list-style-type: none"> 1. The owner/applicant shall receive final and binding approval of minor variance application A.24.197 (Planning Division – Zoning Review Section). 2. The owner/applicant shall demolish the accessory structures on the lands to be conveyed to the satisfaction of the Planning and Economic Development Department (Planning Division – Zoning Review Section), or alternatively apply for and receive final approval of the appropriate Planning Act application in order for the existing sheds to remain when no principal use is existing (Planning Division – Zoning Review Section). NOTE: If a demolition permit is required, the permit shall have a status of either “Review”, “Issued”, or “Closed” in order for this condition to be cleared by the Zoning Review Section. 3. If a Condition for a road widening and/or daylight triangle dedication is required, the owner/applicant shall submit survey evidence that the severed and retained including the lot width, lot area, the location of any existing structure(s), parking and landscaping conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section).
Comments:	<ol style="list-style-type: none"> 1. Final approval of the appropriate Planning Act application is required to permit the accessory structures to remain on the conveyed/retained lands when no main use/building has been established. 2. The owner/applicant should obtain an appropriate municipal address for the proposed parcel(s) from the Legislated Approvals and Staging of Development Section of the Planning and Economic Development Department prior to the issuance of a building permit. 3. The lands to be conveyed/retained shall be merged in title with the lands to which they are to be added.

STAFF COMMENTS**HEARING DATE: September 24, 2024**

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	4. All future development shall conform to the requirements of the C/S-1822 – Urban Protected Residential District and AA – Agricultural District Zones within the Former Hamilton Zoning By-law 6593.
Notes:	

Development Engineering:

Recommendation:	Approve with Conditions
Proposed Conditions:	<p>1. The proponent demonstrates that they have ownership of a track of land described as Part 3 on 62R-20292, adjacent to the east property line, to the satisfaction of the Director of Development Engineering.</p> <p>2. That the Owner must enter into with the City of Hamilton and register, a Consent Agreement, having an administrative fee of \$5,065.00 (includes grading plan review) to address issues including but not limited to: lot grading and drainage to a suitable outlet on the conveyed and retained parcels (detailed grading plan required), erosion and sediment control measures (to be included on the grading plan); cash payment requirements for items such as any outstanding servicing cost for the existing municipal services adjacent to the property, street trees (City policy requires one (1) street tree/lot, inspection of grading, stormwater management infrastructure and securities for items that may include: lot grading (\$10,000.00 grading security), water and sewer services inspections, driveway approaches, relocation of any existing infrastructure (such as hydrants) and any damage during construction (unknown costs at this time), to the satisfaction of the City's Director of Development Engineering.</p> <p>3. The Owner/ Applicant shall pay any outstanding servicing charges associated with the existing 0.3m reserve along Fortissimo Drive, described as Part 6 On 62-20292, to the satisfaction of the Director of Development Engineering.</p>
Comments:	<p>According to our records, the existing municipal infrastructure fronting the subject property summarized as follows:</p> <p>West 5Th Street:</p> <ul style="list-style-type: none"> • 300mm ø PVC Watermain • 300mm ø Sanitary Sewer @ 0.5% • 750mm ø Storm Sewer @ 0.39% <p>Fortissimo Drive:</p> <ul style="list-style-type: none"> • 300mm ø PVC Watermain • 300mm ø Sanitary Sewer @ 0.5% • 750mm ø Storm Sewer @ 0.39%

STAFF COMMENTS**HEARING DATE: September 24, 2024**

Hamilton

	Separate and independent services shall be provided for each dwelling constructed within each parcel of land in accordance with the current Sewer and Water By-laws.
Notes:	

Building Engineering:

Recommendation:	Comments and Conditions / Notes
Proposed Conditions:	The owner shall comply with Ontario Building Code requirements regarding spatial separation distances of any structures. Compliance to be confirmed by the Planning and Economic Development Department (Building Division – Plan Examination Section).
Comments:	
Notes:	In order to clear conditions, the applicant will be required to make application for Ontario Building Code compliance and pay the relevant fees.

Transportation Planning:

Recommendation:	Approve with Conditions
Proposed Conditions:	<p>Transportation Planning has no objection to the severance if the required right-of-way dedication of approximately \pm 5 metres is dedicated to the City of Hamilton on West 5th as per the Council Approved Urban Official Plan: Schedule C-2 - Future Right-of-Way Dedications. West 5th is to be 30.480 metres.</p> <p>A survey conducted by an Ontario Land Surveyor and at the Applicant's expense will determine the ultimate dimensions for the right-of-way widening.</p> <p>The Applicant's surveyor is to contact Geomatics and Corridor Management to confirm the right-of-way dedication requirements.</p> <p>Subject to the satisfaction and approval of the Manager, Transportation Planning.</p>
Comments:	
Notes:	

Forestry:

Recommendation:	Approve
Proposed Conditions:	No Conditions Required.
Comments:	There will be one Municipal Tree Asset assumed following the road allowance widening of West 5th Street. The dwelling is proposed to remain, and no tree impacts are anticipated.

STAFF COMMENTS**HEARING DATE: September 24, 2024**

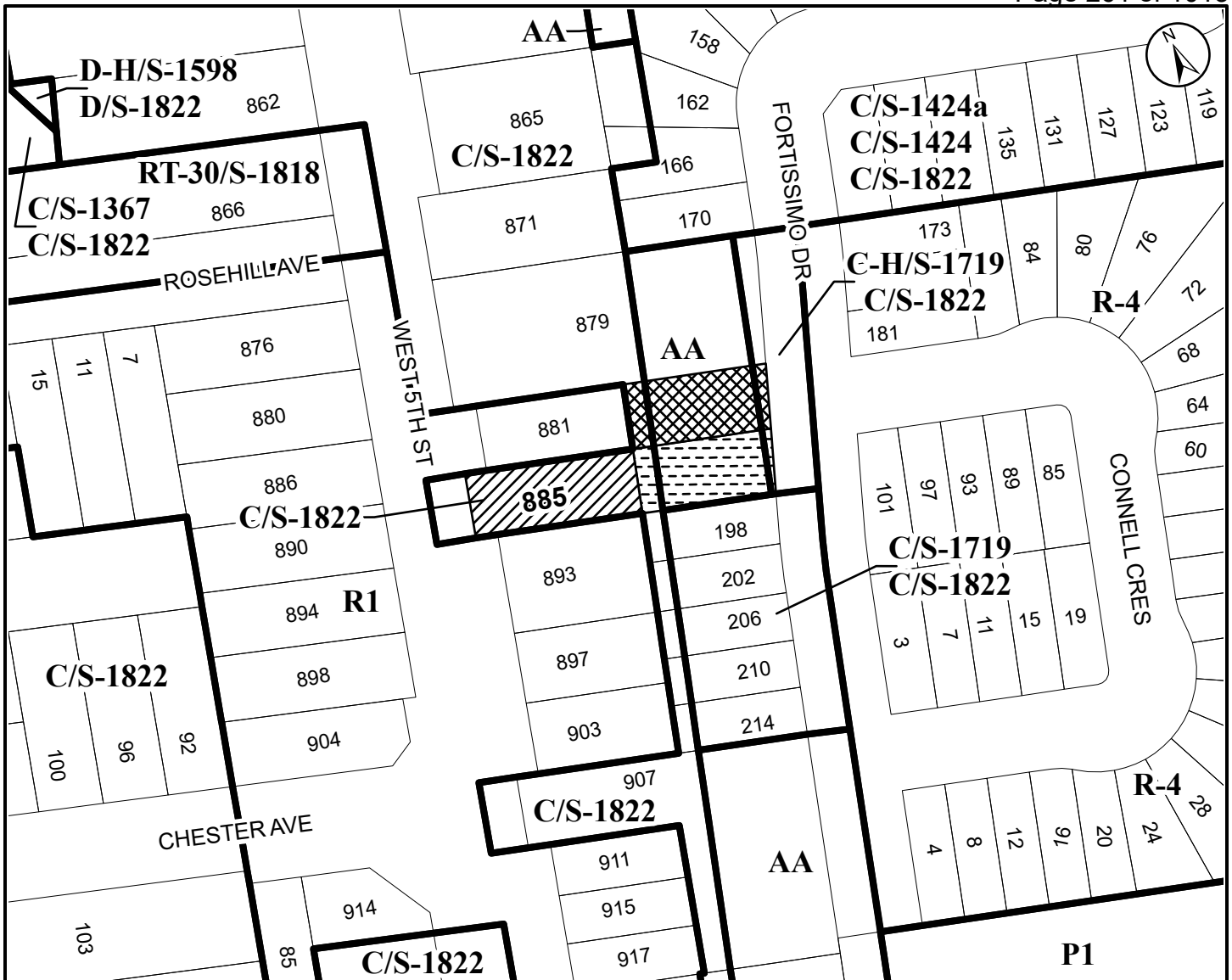
Hamilton

	There are no Municipal Tree Assets on the Fortissimo Drive frontage. When the severed properties fronting Fortissimo Drive are to be developed, Landscape Plans will be required.
Notes:	If any work is proposed within the dripline of a municipal tree, a public tree permit is required. Please contact urbanforest@hamilton.ca for additional information.

Legislative Approvals:

Recommendation:	Comments and Conditions / Notes
Proposed Conditions:	
Comments:	The lands to be retained (Part 1) will remain as 885 West 5th Street (Hamilton) . The lands to be conveyed (Part 2) will remain as 881 West 5th Street (Hamilton) . The lands to be conveyed (Part 3) (Part 4) will be assigned the address of 190 Fortissimo Drive (Hamilton) & 194 Fortissimo Drive (Hamilton) .
Notes:	We ask that the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City's Sign By-law, in a manner that is clearly visible from the road.




Please Note: Public comment will be posted separately, if applicable.



Committee of Adjustments

Subject Property

885 West 5th Street, Hamilton (Ward 8)

-  Lands to be retained
-  Lands to be severed
-  Lands to be severed

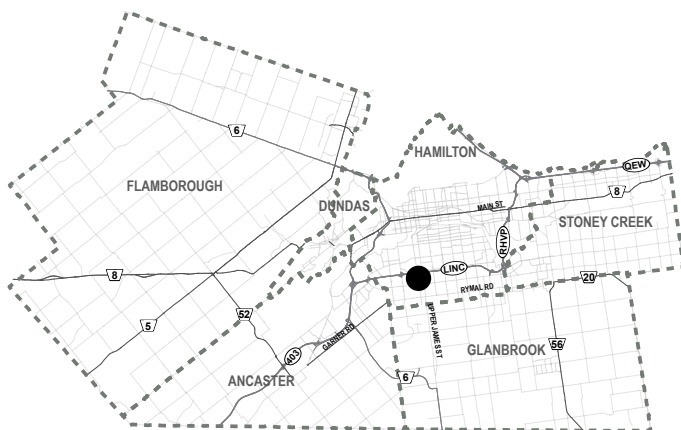
File Name/Number:
B-24:52

Date:
September 10, 2024

Technician:
SH

Scale:
N.T.S.

Appendix "A"



City of Hamilton

Planning and Economic Development Department



Hamilton



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
Minor Variance

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.:	A-24:197	SUBJECT PROPERTY:	888 West 5th Street, Hamilton
ZONE:	C (Urban Protected Residential), AA (Agricultural)	ZONING BY-LAW:	Zoning By-law 6593 Former Hamilton, as Amended by 22-195

APPLICANTS: Owner: Palios Antoinietta, Palazzo Vincenzo, Palazzo Anna - Estate
Agent: A.J. Clarke and Associates Ltd c/o Steve Fraser & James Thomas

The following variances are requested:

Part 1 (C District):

1. A Rear Yard depth of 6.7 metres shall be provided instead of the minimum required Rear Yard depth of 7.5 metres.

Part 3 & 4 (AA District):

1. Part 3 shall be permitted to have a lot width of at least 15.0 metres and an area of at least 500.0 square metres instead of the required width of at least 60.0 metres and an area of at least 12,000.0 square metres.
2. Part 4 shall be permitted to have a lot width of at least 15.0 metres and an area of at least 485.0 square metres instead of the required width of at least 60.0 metres and an area of at least 12,000.0 square metres.
3. A Front Yard depth of 6 metres shall be provided instead of the minimum required Front Yard depth of 12.0 metres.
4. A Side Yard width of 1.2 metres shall be provided instead of the minimum required Side Yard width of 4.5 metres.
5. A Rear Yard depth of 7.5 metres shall be provided instead of the minimum required Rear Yard depth of 10.5 metres.

A-24:197

PURPOSE & EFFECT: To facilitate the severance of an existing lot containing a single detached dwelling.

Notes:

1. Please be advised variances have been written as requested. If full zoning conformity cannot be achieved additional variances may be required.

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, September 24, 2024
TIME:	1:55 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	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:

- 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 September 20, 2024

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 September 23, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:197, 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 a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer 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.

A-24:197



 Subject Lands

DATED: September 5, 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, and may include posting electronic versions.



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

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. 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. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

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

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

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 on the Notice of Public Hearing.

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

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

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

LOT 12 Registered Plan 695

BLOCK 27 Registered Plan 62M-1066
BLOCK 26 Registered Plan 62M-1066
PIN 16944-0348 (LT)

BLOCK 28 Reg'd Plan 62M-1066

FORTISSIMO DRIVE
(By REGISTERED PLAN 62M-1066)

BLOCK 35 PLAN 62M-1066
(0.305 RESERVE)
PIN 16944-0347 (LT)
(Dedicated as a Public Highway by By-Law 12-142 registered as INSTRUMENT WE43084)

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

DATE MARCH 11, 2016

DAVID A. LAMONT O.L.S. SENIOR PROJECT MANAGER SURVEYS

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

PLAN 62R-20292 RECEIVED AND DEPOSITED DATE Mar 14 11

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

SCHEDULE				
PART	LOT	PLAN	PIN	AREA
1				130m ²
2				41m ²
3				25m ²
4	PART OF LOT 10	427	ALL OF 16944-0320(LT)	9m ²
5				6m ²
6				5m ²
7				5m ²
8				9m ²

PARTS 1 TO 4 COMPRISE ALL OF PIN 16944-0320(LT)
PARTS 5 TO 8 COMPRISE PART OF PIN 16944-0321(LT)

PLAN OF SURVEY OF
PART OF LOT 10
REGISTERED PLAN 427
IN THE
CITY OF HAMILTON

SCALE = 1:100

DAVID A. LAMONT ONTARIO LAND SURVEYOR

BEARING AND COORDINATE NOTE

BEARINGS ARE GRID BEARINGS DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM NAD83 (Original) COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE.

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO HORIZONTAL DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99967075.

COORDINATES ON THIS PLAN ARE BASED ON GNSS OBSERVATION VERIFIED FROM THE FOLLOWING MONUMENTS:

UTM COORDINATES (Metres)		
Reference Points	Northing	Easting
025920030	4786697.885	591241.688
025920022	4784205.230	588882.679
OBSERVED REFERENCE POINTS (ORP's) as per Section 14(2) of O. Reg. 216/10		
ORP-A	4785475.681	590012.274
ORP-B	4785596.389	590062.418

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

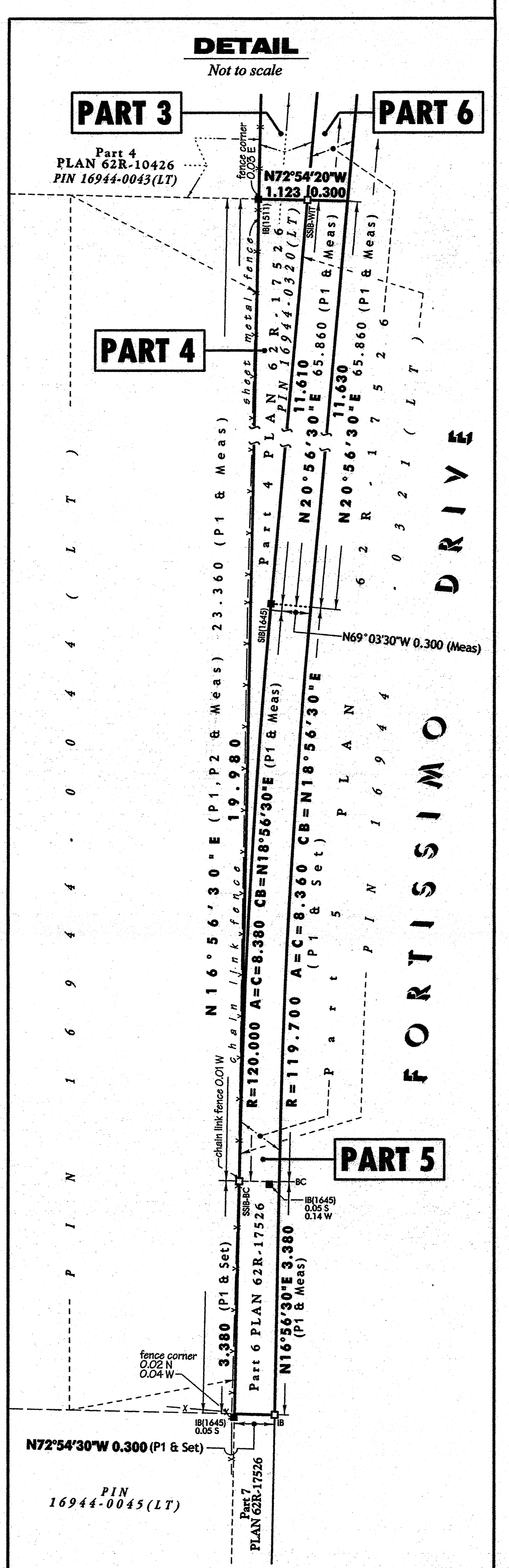
BEARING COMPARISONS:

FOR THE PURPOSE OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ROTATIONS SHOWN BELOW:

UTM BEARING COMPARISONS	
Plan	Rotation
P1	1°04'40" COUNTER-CLOCKWISE
P2	1°04'30" COUNTER-CLOCKWISE

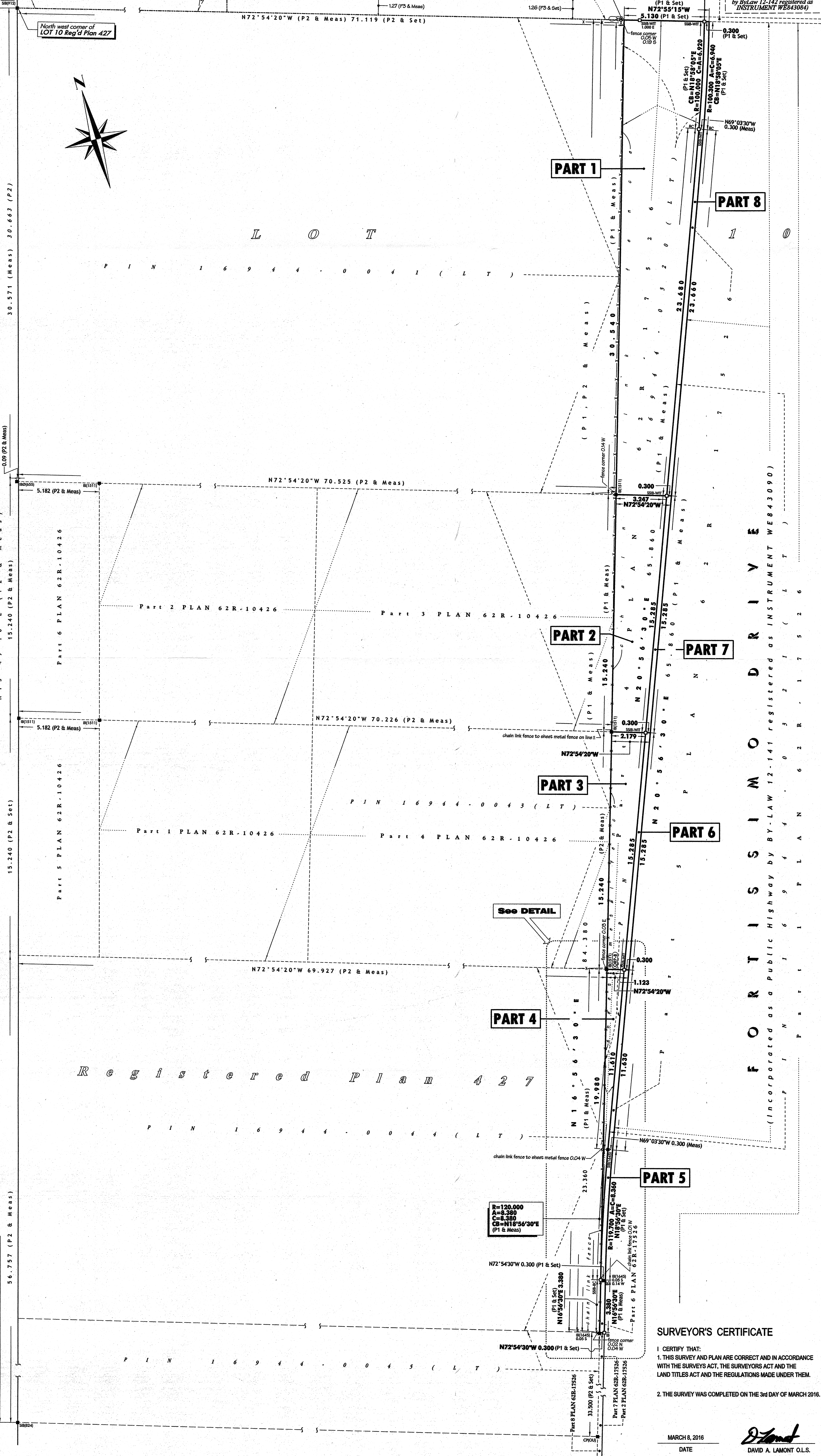
LEGEND

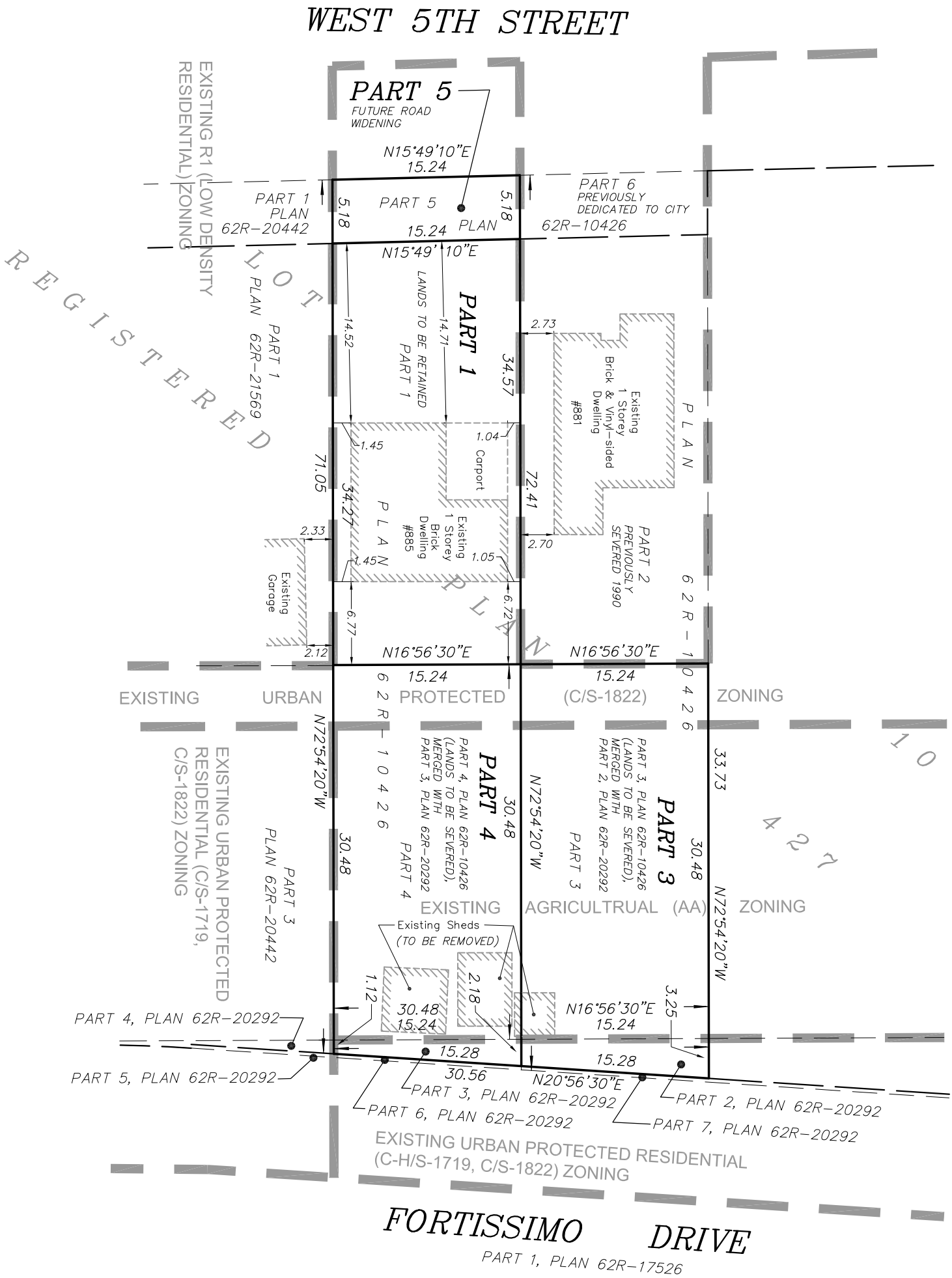
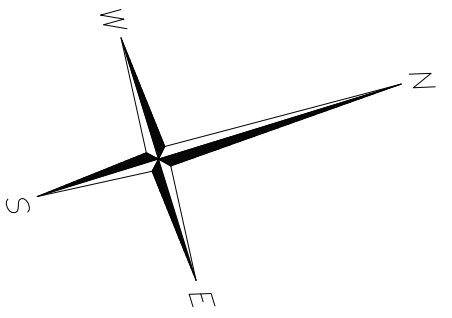
- OJ - DENOTES ORIGIN UNKNOWN
- Reg'd - DENOTES REGISTERED
- P1 - DENOTES PLAN 62R-17526
- P2 - DENOTES PLAN 62R-10426
- P3 - DENOTES PLAN 34036-F by A.T. McLAREN dated September 17, 2013



WEST 5th STREET REGIONAL ROAD 158
(Formerly JAMES STREET ROAD name changed by By-Law 942 registered as INSTRUMENT 435 BAR)

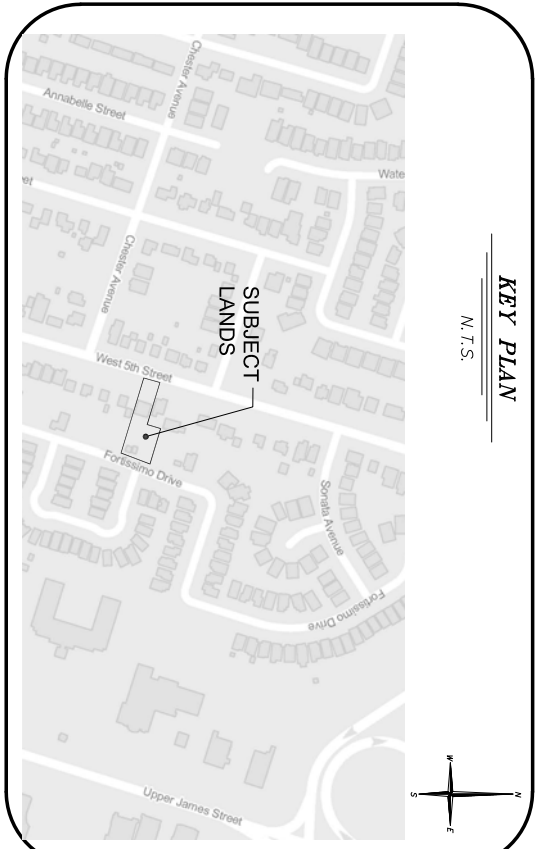
FORTISSIMO DRIVE
(Incorporated as a Public Highway by BY-LAW 12-141 registered as INSTRUMENT WE43090)



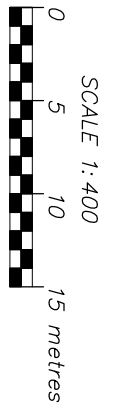


LEGEND

————— DENOTES ZONING LIMITS



SKETCH FOR CONSENT TO SEVER
 885 WEST 5TH STREET
 CITY OF HAMILTON



THE ABOVE NOTED LANDS ARE:
 PART OF LOT 10, REGISTERED PLAN 427
 CITY OF HAMILTON

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

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

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

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

CONSENT SCHEDULE:

PART 1 – LANDS TO BE RETAINED	AREA (524.57m ²)
PART 5 – FUTURE ROAD WIDENING	AREA (78.92m ²)
PART 3 – PART 3, PLAN 62R-10426 (LANDS TO BE SEVERED) MERGED WITH PART 2, PLAN 62R-20292.	AREA (506.11m ²)
PART 4 – PART 4, PLAN 62R-10426 (LANDS TO BE SEVERED) MERGED WITH PART 3, PLAN 62R-20292.	AREA (489.80m ²)

AUGUST 21, 2024
 DATE

A. J. Clarke and Associates Ltd.
 SURVEYORS • ENGINEERS • PLANNERS
 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: ---	PROJECT No. 228062P	INDEX No. E-18914
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A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

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

August 21, 2024

Attn: Ms. Jamila Sheffield
Secretary Treasurer, Committee of Adjustment (email: Jamila.Sheffield@hamilton.ca)

Re: 885 West 5th Street, Hamilton: Severance and Minor Variance Applications Submission

Dear Ms. Sheffield:

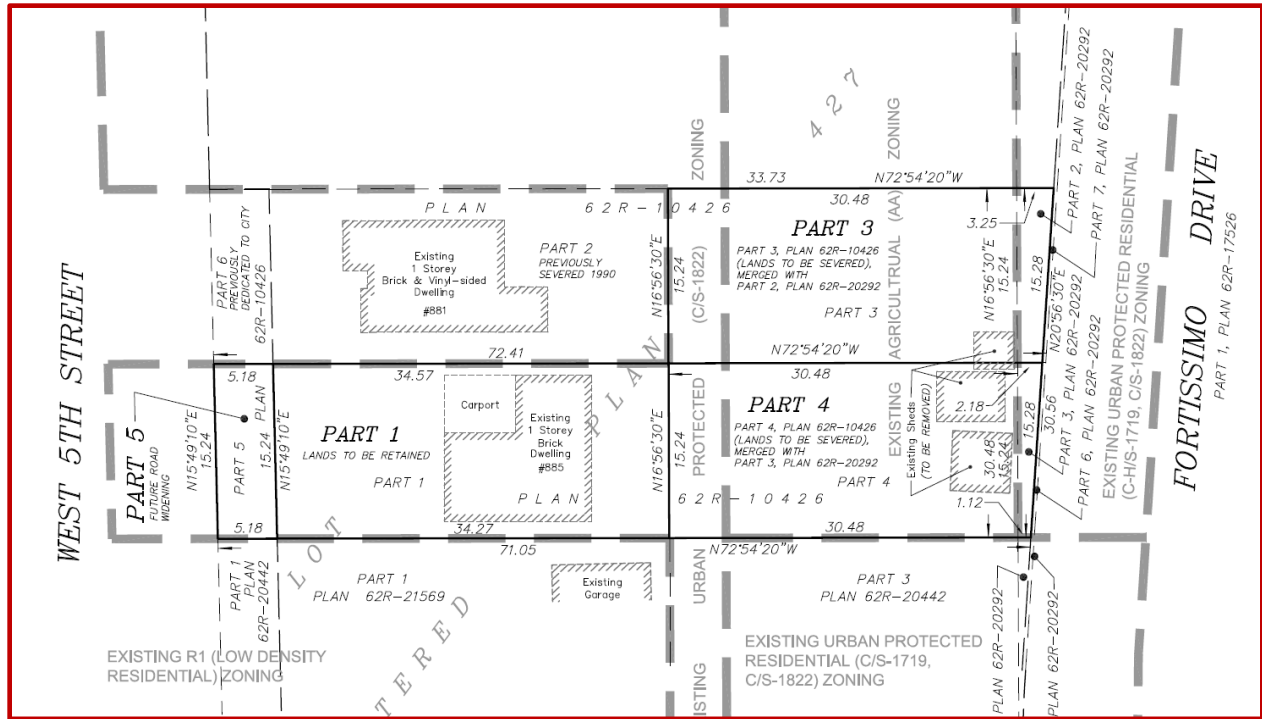
A.J. Clarke and Associates Ltd. has been retained by the owners of the subject lands, municipally known as 885 West 5th Street, for the purposes of submitting the enclosed Severance and Minor Variance Applications. Below is a summary of the materials submitted to your attention:

- One (1) digital copy of the required filled and signed Severance Application Form;
 - One (1) digital copy of the required filled and signed Minor Variance Application Form;
 - One (1) digital copy of deposited Reference Plan 62R-20292;
 - One (1) digital copy of deposited Reference Plan 62R-10426;
 - One (1) digital copy of the Sketch for Consent E-18914
 - One (1) digital copy of email correspondence between agent and City Planning Staff;
- * Application fee payments will be supplied by Credit Card over Phone using the number provided in the applications

This analysis is in support of concurrently submitted Severance and Minor Variance Applications for the subject lands. The development will sever the existing residential lands into three compatible parcels; the existing dwelling will be retained on the proposed parcel fronting West 5th Street, while two relatively equal parcels will be severed in the rear and fronting onto Fortissimo Drive. The severed lands will facilitate two single detached dwellings utilizing the same lot dimensions and setback requirements of the Low Density Residential (R1) Zone of Hamilton Zoning By-law 05-200.

The subject lands are located on the eastern side of West 5th Street between Rosehill Avenue to the north and Chester Avenue to the south. The lands are a through lot following the consolidation of lands fronting both West 5th Street and Fortissimo Drive. The subject lands are currently occupied by a single-detached dwelling fronting on to West 5th Street (to remain) and three accessory buildings located in the rear yard (all to be demolished).

The surrounding area is primarily low density residential in the form of single-detached dwellings. The neighbourhood has been incrementally developed in the past 15 years with the subdivisions along Fortissimo Drive and Connell Crescent built out from 2009-2014. Most recently the adjacent lands to the south along Fortissimo Drive were developed accommodating five new single-detached dwellings from 2018-2020. The proposed development would be following a very similar lot pattern along Fortissimo matching the depth of adjacent parcel fabrics with a width slightly larger than those most recently developed.



The subject lands are in proximity to James MacDonald Public Elementary School and adjoining Gourley Park, and 2.1 kilometres from Westmount Secondary School. The lands are also in proximity to parks including William Connell City-Wide Park (850m), Kernighan Neighbourhood Park (120m), and are approximately 480 metres from the Upper James Commercial Corridor. This corridor includes a grocery store located approximately 500 metres from the subject lands.

Mass transit is available with stops located at West 5th St and Chester Ave, as well as Blossom Line at Upper James. West 5th also provides marked bike paths.

The immediate surrounding land uses include:

North	Single-Detached Dwelling
South	Single-Detached Dwelling
West	Single-Detached Dwelling
East	Single-Detached Dwellings

A review of the applicable planning policies has been included below.

Planning Policy Overview

Planning Act

The proposed severance and associated minor variances that would be required will not result in any unreasonable impact to the surrounding neighbourhood and conforms to the Planning Act. The proposed development has sufficient regard for the matters of provincial interest outlined in Section 2 of the Planning Act, particularly subsections (b), (f), (g), (h), (j), (l), (m), (p), (q), and (r).



The proposed development is an example of gentle intensification that will sever the lands into two lots that will facilitate the infill development of two single-detached dwellings on the severed lands, where accessory buildings currently exist. This infill development is an efficient use of land in the built-up urban area and the existing infrastructure, continuing the orderly development of a safe and healthy community, providing additional housing. The development is close to transit services, bike paths and is in a pedestrian-friendly neighbourhood. The proposed development will maintain the character of the streetscape with consistent height, form, lot size and land use. The existing building will be retained, reducing waste associated with redevelopment. Through pre-submission correspondence with City of Hamilton Planning Staff, it was determined that the rear of the lands proposed to be severed, and fronting onto Fortissimo Drive are intended to be rezoned for low-density development, while the lands fronting on to West 5th Street would be potentially rezoned for medium-density development; this correspondence illustrates the co-ordination of planning activities and will assist in facilitating the direction of city zoning.

Provincial Policy Statement (PPS), 2020

The proposed consent and development of the lands is consistent with the Provincial Policy Statement (PPS) through numerous applicable policies.

Policy 1.1.1 outlines how healthy, liveable and safe communities are sustained. The proposed development is specifically consistent with subsections a), b), c), d), e), g). The proposed consent and development are an efficient use of land that contributes to the housing stock while satisfying the growth management projections for the area through gentle intensification in proximity to transit service and cycling infrastructure and is economically efficient by utilizing existing infrastructure.

Policy 1.1.3.1 further details that settlement areas shall be the focus of growth and development. As discussed, the proposed development is within the built-up, urban boundary of the City of Hamilton. It is further exemplary in its consistency with policy 1.1.3.2 in that it efficiently uses the existing land, resources, infrastructure, and public service facilities while supporting active transportation and transit.

Policy 1.1.3.3 states that planning authorities shall identify appropriate locations and opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification where feasible. Nearby Upper James Street is a Major Arterial and has been identified as a Higher Order Transit Corridor as part of Hamilton's BLAST Network transit plans. Providing additional housing within walking distance to this corridor will assist in creating more transit-supportive communities. This maintains the intent of Policy 1.1.3.4 states that *"development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety."*

Section 1.4 regards policy affecting housing and once again reiterates the importance of providing a sufficient supply of housing while promoting intensification, wise use of resources and infrastructure, and transit-supportive development.

Section 1.6 of the PPS relates to infrastructure and public service facilities. Policy 1.6.3 states that prior to developing new infrastructure and public service facilities, the existing ones should be optimized. The proposed development will utilize the public infrastructure and service facilities that surround it including the water and wastewater systems, roads, parks, and schools.



In accordance with the criteria described above, the proposed development is consistent with the policies of the Provincial Policy Statement, 2020.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (P2G), 2020

The P2G Plan continues to direct planning, keeping in line with the PPS. Of significance to the proposed development is Section 2: Where and How to Grow; this section directs planning policy in the same manner as the PPS as to where development shall occur.

Policy 2.2.1.2.a) states that *the “majority of growth will be directed in settlement areas that have a delineated built boundary, have existing or planned municipal water and wastewater systems and can support the achievement of complete communities.”* As previously described, the proposed development is fully in line with this policy; the development exists within the built-up, urban boundary with existing infrastructure and will add to the complete community goals and objectives.

Policy 2.2.6.1.a) states that municipalities will support housing choice through achievement of minimum intensification and density targets by identifying a diverse range and mix of housing options and densities to meet projected needs. The proposed development is consistent with this policy as it creates additional housing through gentle intensification that falls within the densities permitted in the Official Plan. Proposed is a density of approximately 20 units per hectare (UPH).

The proposed development conforms to the policies set forth in the Growth Plan for the Greater Golden Horseshoe, 2020.

Urban Hamilton Official Plan, 2022

The subject lands are designated ‘Neighbourhoods’ on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan (UHOP). The ‘Neighbourhoods’ designation permits the use proposed by this application.

Policy B.2.4.1.3.c) states that *“30% of the residential intensification target is anticipated to occur within the Neighbourhoods as illustrated on Schedule E – Urban Structure. The City will review and update its Zoning By-law to facilitate the planned housing units to be developed within the Neighbourhoods through intensification.”* Policy E.2.2.6 also states that *“Intensification, redevelopment and compact form will be encouraged generally throughout the built-up area in accordance with appropriate development standards.”*

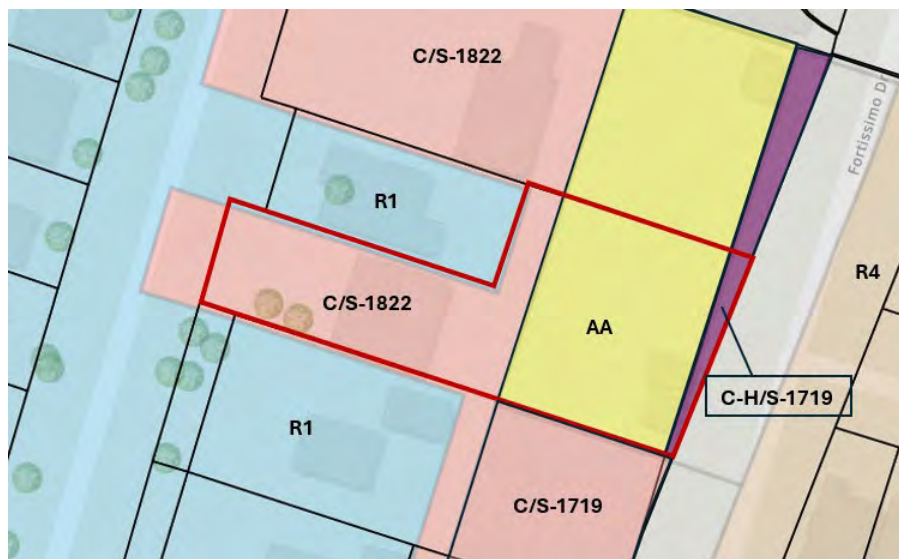
Policies B.2.4.1.4 and B.2.4.2.2 of the Official Plan list numerous criteria with which residential intensification developments within the built-up area shall be evaluated. The proposed severance and minor variances will facilitate two new lots for two additional single-detached dwellings having a density of ± 20 UPH; this is below the 60 UPH maximum for low-density residential areas. The lot pattern and frontage proposed are consistent within the existing neighbourhood and are above the requirements of low-density residential zoning provisions. Massing will be consistent with the neighbourhood and in keeping with low-density residential zoning provisions. The parcel will be served by municipal water and wastewater, electric, telecommunications and transportation systems. The lands are in proximity to existing mass transit lines, future high-order transit services, and cycling network. As described above, the lands are in proximity to multiple public community facilities and services. No impacts from shadowing,



overlook, noise, lighting, traffic, or other nuisances are expected as the proposed lots and setbacks would comply with the low-density zoning the city is considering for the subject lands. The proposal will retain the existing dwelling located on the proposed retained lot, reducing unnecessary waste. These same qualities described above also show the development to be in conformity with Chapter F, Section 1.14.3.1 regarding lot creation in “Neighbourhoods” designated lands.

Upon review of the applicable policies, the proposed development conforms to and maintains the intent of the Urban Hamilton Official Plan.

City of Hamilton Zoning By-law 05-200/ 6593



As per the image above, and shown on E-18914, the subject lands (outlined in red) are affected by multiple zones (C/S-1822, AA, and C-H/S-1719) within the Former City of Hamilton Zoning By-law 6593. Except for most of the rear yard, the subject lands have already been zoned for low-density residential development.

The existing dwelling on the proposed retained lot is zoned “C/S-1822” (Urban Protected Residential, etc) District in the Former City of Hamilton Zoning By-law 6593. This zone permits the existing single-detached dwelling use that will be retained while severing the existing rear yard into two additional lots. A review of the applicable zoning provisions is provided below against the proposed development:

C/S-1822 Regulations for Single Detached Dwellings	Requirement (Single-detached)	Part 1 of 62R-10426 (lands to be retained)
Min Lot Frontage	12 metres	15.24 metres
Min Lot Area	360 m ²	524.57m ²
Min Front Yard	6 metres	±14.6 metres following road widening
Min Side Yard	1.2 metres	1.04m and 1.45m (existing conditions)
Min Rear Yard	7.5 metres	6.72m (seeking variance)
Max Building Height	11 metres/ 2.5 storeys	±8 metres

A strip of the subject lands, shown as Parts 2 and 3 of submitted 62R-20292, have been zoned C-H/S-1719. This site-specific zoning was created through a remnant parcel from the subdivision development along



Fortissimo Drive and Connell Crescent. This zoning would require the same provisions of a “C” District but permits residential minimum lot widths of 11 metres and minimum lot areas of 335m². The proposed lot fabric for the severed parcels exceeds these requirements.

Further, this same portion described above and adjacent to Fortissimo Drive, is also subject to a Holding Provision which states:

"That the 'H' symbol shall only be removed conditional upon:

- (i) That the owner/applicant pay any outstanding cost recoveries associated with the road and infrastructure work including private services connections.
- (ii) That the owner/applicant ensure that each lot has a watermain connection, sanitary sewer connection, and storm sewer connection.
- (iii) Until such time as the lands have been merged in title with the abutting lands to the rear and Consent Applications have been conditionally approved to facilitate lot creation in keeping with the Regulations of the "C/S-1719 Zone provisions.

This holding provision was placed to ensure that development could only proceed once cost recoveries were covered, the lands were assembled appropriately, and planned for appropriate servicing. This strip of land was acquired by the owner and applicant in August of 2022 and is held in identical ownership.

Within the rear yard of the existing lot, the zoning has maintained an outdated “AA’ (Agricultural) District zoning, despite numerous changes to the zoning by-law, surrounding neighbourhood development, existing dimensions, and use. This area (±780.5m² on the subject lands) is surrounded by low-density residential zones and the intent and use as an agricultural operation has been non-existent for decades. As shown in the table below, the existing conditions are already far below the requirements for “AA” zones. The existing total lot area (±1,532m²) is less than 13% of the required 12,000m² lot area, and the lot width along West 5th is ±25% of the required 60 metres. Lastly, the use of single-detached dwellings is already permitted on lands zoned “AA”. A review of the applicable “AA” zone provisions is provided below against the proposed development:

AA Regulations	Requirement	Part 3 of 62R-10426 with Part 2 of 62R-20292	Part 4 of 62R-10426 with Part 3 of 62R-20292
Min Lot Width	60 metres	15.24 metres	15.24 metres
Min Lot Area	12,000 m ²	506.11m²	489.8m²
Min Front Yard	12 metres	6 metres	6 metres
Min Side Yard	4.5 metres	1.2 metres	1.2 metres
Min Rear Yard	10.5 metres	7.5 metres	7.5 metres
Max Building Height	11 metres/ 2.5 storeys	TBD	TBD

Zoning provisions for Low Density Residential (R1) Zone (to be implemented on proposed severed lots):

R1 Regulations	Requirement
Min Lot Width	12 metres
Min Lot Area	360 m ²
Min Front Yard	6 metres
Min Side Yard	1.2 metres
Min Rear Yard	7.5 metres
Max Building Height	10.5 metres



Former Hamilton Zoning By-law 6593 Section 3(9) “Lots Situated in Two or More Zones”:

“Notwithstanding any provision of this By-Law, a building or structure may be erected, altered, extended or enlarged within one or more districts applicable to a lot or tract of land where, (83-193) (92-170)

- (a) the use is permitted in each of the districts;*
- (b) and the lot or tract of land complies with the least stringent width and area requirements of the district containing the requirements; and*
- (c) except as provided in clause (b), the building or structure complies with all other requirements of each of the districts applicable to the lot or tract of land.”*

The proposed lots located along Fortissimo Drive will cross three zones: “C/S-1822”, “AA” and “C-H/S-1719” of Hamilton Zoning By-law 6593.

- (a) The proposed use of a single-detached dwelling is permitted in all zones.
- (b) The proposed lot size and width complies with the least stringent width and area requirements of the “C-H/S-1719” Zone being 11 metre widths and 335m² lot areas; proposed are lot widths of 15.24 metres and lot areas exceeding 480m².
- (c) Single-detached dwellings would be permitted on the lot sizes proposed. The minor variances described below pertaining to building setbacks are being requested to meet By-law Section 3(9)(c) to fit an appropriate building envelope on the created lots in keeping with the anticipated R1 city-initiated rezoning.

Minor Variances

Variances are required for each lot to facilitate the proposed development. The variances are as follows:

Part 1 of 62R-10426 (Retained)

- 1. To permit a Minimum Rear Yard Depth of 6.7 metres, whereas 7.5 metres is required.

Part 3 of 62R-10426 with Part 2 of 62R-20292 (severed)

- 1. Notwithstanding anything to the contrary within the Former City of Hamilton Zoning By-law 6593, the following provisions shall be applied:
 - a. A minimum lot width of 15 metres
 - b. A minimum lot area of 500 square metres
 - c. A front yard setback of 6 metres
 - d. A side yard setback of 1.2 metres
 - e. A rear yard setback of 7.5 metres

Part 4 of 62R-10426 with Part 3 of 62R-20292 (severed)

- 1. Notwithstanding anything to the contrary within the Former City of Hamilton Zoning By-law 6593, the following provisions shall be applied:
 - a. A minimum lot width of 15 metres
 - b. A minimum lot area of 485 square metres
 - c. A front yard setback of 6 metres
 - d. A side yard setback of 1.2 metres
 - e. A rear yard setback of 7.5 metres



This Minor Variance application is made under the authority of Section 45(1) of the Planning Act. Accordingly, a Minor Variance must meet the requisite four tests as described in Section 45 (1) of the Planning Act. An analysis of these tests, and our professional planning opinion is provided below:

1. Do the proposed variances maintain the intent and purpose of the Urban Hamilton Official Plan?

As discussed in greater detail above, the proposed lot severance and residential land use maintains the intent and purpose of the Urban Hamilton Official Plan. The application is an excellent example of infill development within the built-up urban area of Hamilton in a built form compatible with the existing neighbourhood.

It is my professional opinion that the proposed variances maintain the intent and purpose of the Urban Hamilton Official Plan.

2. Do the proposed variances maintain the intent and purpose of the City of Hamilton Zoning By-law 05-200?

The required variances to City of Hamilton Zoning Bylaw are intended to facilitate a desirable built form which is compatible with the existing neighbourhood. The proposed development will require variances to address lot width and area, along with building envelope setbacks. Through correspondence with City Zoning and Planning Staff, it was determined that the lands proposed to be severed have been identified by the zoning team to be rezoned in the near future for low density residential, while the proposed lot to be retained would be part of the proposed medium density rezoning along West 5th Street.

The applications submitted will facilitate the lot dimensions and setbacks in keeping with the City of Hamilton Zoning By-law 05-200 Low Density Residential (R1) Zones for the lands to be severed. The lands to be retained, with the approval of the rear yard setback variance would currently be permitted as of right. The rear lot line would be contiguous to the adjacent parcels and would create an orderly development of lot fabric for future medium density development along West 5th Street. The existing lot fabric of the subject lands along West 5th does not currently meet the proposed provisions for medium density zoning, and as such, would require the consolidation of adjacent parcels along West 5th to be redeveloped. If rezoned medium density, the current use on the retained parcel would remain as legal, non-complying until adjacent lots were purchased for redevelopment. The applications facilitate the intention and direction of the City of Hamilton Zoning and will provide all the necessary dimensions for simple and efficient rezoning once the city addresses the matter through a housekeeping amendment.

As discussed above, the intent of the “AA” zoning provisions for agricultural use and incredibly large lot dimensions have been superseded through continuous development of the surrounding low-density residential neighbourhood. The proposed variances are consistent with the established character of the neighbourhood, and it is my professional opinion that the requested variances maintain the intent and purpose of the City of Hamilton Zoning By-laws.

3. Are the proposed variances appropriate for the development of the subject lands?

As noted above, the variances are intended to facilitate a desirable built form within an urban neighbourhood, on full municipal services. Proposed is a built form and use that is consistent with the Planning Act, Provincial Policy Statement, and conforms to the Growth Plan and the UHOP and general intent of the zoning by-law. It facilitates gentle intensification in a residential neighbourhood in an attractive form. As noted above, the proposed variances are consistent with the established character



and meet the provisions of the intended future zoning. Correspondence with the City's Zoning Staff have determined that the lands to be severed have been identified to be rezoned low-density residential, while the half fronting on West 5th have been identified as potential medium density residential. This severance would help to facilitate the future implementation of these city-proposed zones. As such, the development is highly appropriate and desirable for the neighbourhood.

4. Are the proposed variances minor in nature?

The proposed variances reflect the scale and character of this neighbourhood. There are no perceived impacts stemming from the variances for the severed lots regarding lot width, lot area, and the setbacks proposed as they are in compliance with the City's low-density residential zones. The rear yard setback proposed for the retained lot will allow for an appropriate rear yard space while maintaining the existing dwelling and facilitating orderly lot fabric with adjacent parcels for future development. Accordingly, it is my professional planning opinion that the variances are minor in nature.

In accordance with the above criteria, variances to permit a reduced lot width, lot area, and setbacks will be required to facilitate the creation of the lots and the desired and compatible built form. The proposed minor variances will provide relief from these existing zoning deficiencies and requirements, which are minor in nature, especially considering the city's intention to rezone the lands. As such, the subject land is appropriate for the redevelopment and has sufficient regard for the matters listed under Section 2 of the *Planning Act*, represents good planning, and should be approved.

I trust that you will find the enclosed satisfactory for your purposes. Please confirm receipt of this submission and we look forward to being scheduled for the next available hearing date. If you have any questions or require additional information, please do not hesitate to contact our office.

Prepared by:

James Thomas, CPT, HBA
Planner

A. J. Clarke and Associates Ltd.

Reviewed by:

Stephen Fraser, MCIP, RPP
Principal, Planner

A.J. Clarke and Associates Ltd.

From: [Catarino, Jennifer](#)
To: [James Thomas](#)
Cc: [Fulford, Alana](#); [Stephen Fraser](#); [Smith, Mallory](#); [Bonaventura, David](#)
Subject: RE: West 5th "AA" Zoned Lands
Date: June 28, 2024 4:55:29 PM
Attachments: [image002.png](#)
[image004.png](#)
[image006.png](#)

Hi Everyone,

Thank you for the collaboration on this inquiry. Staff have noted that the proposed lots along Fortissimo would extend the Low Density Residential zoning along the street and the City would continue to proceed with the mid rise residential zoning on the portion fronting West 5th as the lots along that portion are considered to be deep enough to meet the anticipated criteria for the mid rise zoning.

Have a great long weekend.

Jen

Jennifer Catarino (she/her), MCIP, RPP
Area Planning Manager, West Team
Planning and Economic Development
Planning Division

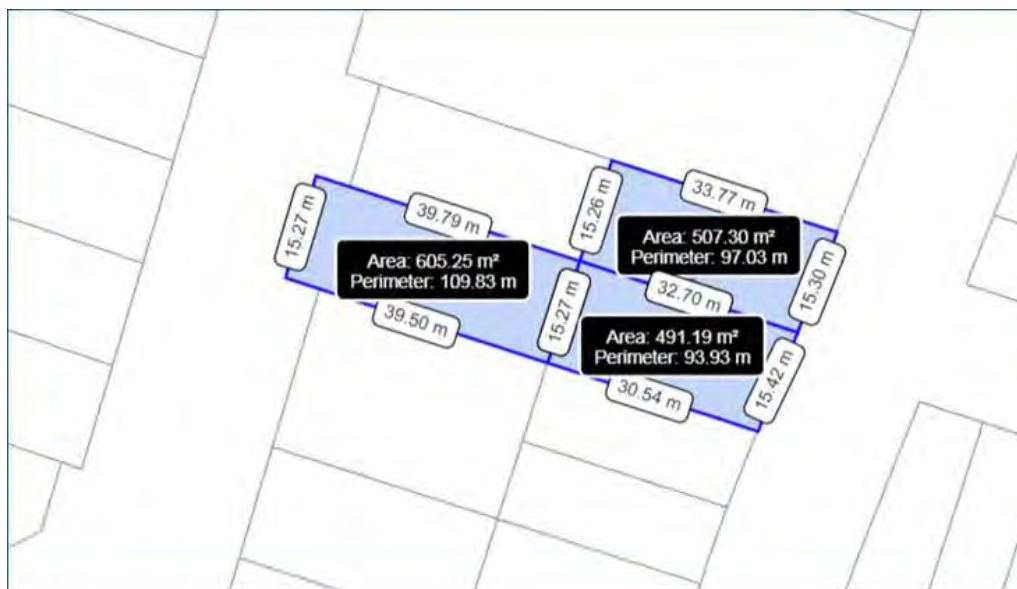


From: James Thomas <james.thomas@ajclarke.com>
Sent: Thursday, June 27, 2024 12:51 PM
To: Smith, Mallory <Mallory.Smith@hamilton.ca>
Cc: Fulford, Alana <alana.fulford@hamilton.ca>; Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Stephen Fraser <steve.fraser@ajclarke.com>
Subject: RE: West 5th "AA" Zoned Lands

External Email: Use caution with links and attachments

Hi Mallory,

Thank you for providing the teams intentions for the lands. I am glad all parties are here to discuss this. With that in mind, I believe the proposed severance we are hoping to submit would maintain the direction of city zoning, as well as the intent for the specific lands. See below for discussion purposes:



The parcel known as 885 West 5th is currently occupied by a single detached dwelling with a frontage of 15.27m along West 5th. The lands to the north and south are also occupied by single detached dwellings. We intend to sever this dwelling at the rear in a straight line from the existing adjacent rear lot lines creating a clean consistent rear lot line. This would provide a perfectly lined up parcel fabric for the future intention of medium density development, while providing two lots in the rear that would comply with the R1 provisions and maintain your intent to zone low-density along Fortissimo.

Currently, the conditions of the lot do not comply with the intended medium density zoning provisions and would already require the purchase of adjacent lots along West 5th for future intensification development in keeping with medium density zoning. This severance application would allow the existing dwelling to remain, in keeping with the current "C" District Zoning. The future rezoning would allow the dwelling to exist until it was purchased for redevelopment in conjunction with adjacent parcels. This application would assist the city in its intended future built forms.

I look forward to hearing your response to the matter and thank you for your time.

Best,

James Thomas. CPT, HBA

Planner



A. J. Clarke and Associates Ltd.
 25 Main Street West, Suite 300, Hamilton, ON L8P 1H1
james.thomas@ajclarke.com | www.ajclarke.com
 Phone: (905) 528-8761



Proud of our Treasured Past - Building a Sustainable Future

Sent: Thursday, June 27, 2024 11:47 AM

To: James Thomas <james.thomas@ajclarke.com>

Cc: Fulford, Alana <alana.fulford@hamilton.ca>; Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>

Subject: West 5th "AA" Zoned Lands

Hi James,

I am connecting about your inquiry on the West 5th lands. Currently, we are working on the Mid Rise Residential zones and assignment, which we are aiming to bring forward this Fall. Generally, we are applying MRR along arterials with sufficient lot depths. That stretch of West 5th is currently identified for the R3a zone in the draft mapping, and the lots fronting Fortissimo are identified for low density residential. The R3a draft zones presented to Planning Committee last June can be found on our website linked below- we are currently working on revising these zones with comments we've received through consultation so some changes can be expected for the next draft however generally the permitted residential uses remain the same, and some commercial permissions may be introduced. For the R3a zone multiple dwellings with a maximum height of 22.0 metres or 6 storeys is being proposed. We are hoping to have the finalized draft zone regulations online towards the end of summer prior to Planning Committee in the fall so something to consider for this lot. Happy to chat more if you have any questions.

Project page - <https://www.hamilton.ca/build-invest-grow/planning-development/zoning/residential-zones-project>

Draft zones - <https://pub-hamilton.escribemeetings.com/Meeting.aspx?Id=9e4efbbb-d6ab-4445-9c77-64b58781a06b&Agenda=Agenda&lang=English&Item=26&Tab=attachments>

Regards,

Mallory Smith, MCIP, RPP

Planner I – Zoning By-law Reform

Planning and Economic Development

Planning, City of Hamilton



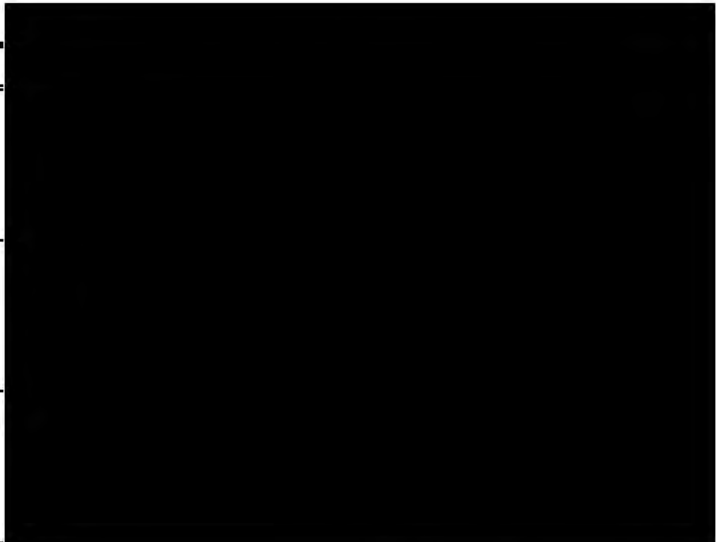
Hamilton The City of Hamilton encourages physical distancing, wearing a mask in an enclosed public space, and increased handwashing. Learn more about the City's response to COVID-19 www.hamilton.ca/coronavirus.



APPLICATION FOR A MINOR VARIANCE/PERMISSION
 UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME
Registered Owners(s)	PALIOS, ANTONIETTA PALAZZO, VINCENZO PALAZZO, ANNA - ESTATE
Applicant(s)	Same as owner above
Agent or Solicitor	A.J. Clarke and Associates Ltd. c/o Steve Fraser & James Thomas



1.2 Primary contact Applicant Owner Agent/Solicitor

1.3 Sign should be sent to Applicant Owner 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 be sent by email.

1.6 Payment type In person Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	885 West 5th Street		
Assessment Roll Number	251808094101620		
Former Municipality	Hamilton		
Lot		Concession	7
Registered Plan Number	427	Lot(s)	Pt Lt 10
Reference Plan Number (s)	62R-10426/ 62R-20292	Part(s)	1,3,4,5/ 2,3

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:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

Retained parcel (Parts 1 & 5 of 62R-20292) to reduce rear yard setback;
Severed parcels: lot width and lot area, along with front, rear, and side yard reductions to create compatible lotting fabric in keeping with city-proposed R1 zoning.

Second Dwelling Unit Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

To maintain consistent lotting at proposed rear lot line.

To create to residential-sized parcels in keeping with City's intent to rezone lands, prior to full rezoning.

3.3 Is this an application 45(2) of the Planning Act.

Yes No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
15.24m	max 73.48m	±1,599.4m ²	±20.1m

4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
existing single-detached house	19.73m	±38m	1.04m/ 1.45m	1960s
greenhouse (former coop)	±66m	±0.5m	±0.5m	1960s
work shed (former garage)	±65m	±2.3m	±16.24m/ ±10.2m	1960s
shed	±66m	±2.5m	±10.6m/ ±15.3m	unknown - pre 2000

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
existing single-detached house	±14.5m following widening	6.72m following severance	existing 1.04 & 1.45m	1960s
single-detached (severed)	6m	7.5m	1.2m	TBD
single-detached (severed)	6m	7.5m	1.2m	TBD
existing accessory bldgs to be demolished				

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
existing single-detached house	±136m ²	±210m ²	1.5	±8 metres
greenhouse (former coop)	±36m ²	±.36m ²	1	±3m
work shed (former garage)	±21m ²	±21m ²	1	±3.5m
shed	±15.5m ²	±15.5m ²	1	±3m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
existing single-detached house	±136m ²	±210m ²	1.5	±8 metres
single-detached (severed)	±225m ² bldg envelope	TBD	TBD	TBD
single-detached (severed)	±225m ² bldg envelope	TBD	TBD	TBD

- 4.4 Type of water supply: (check appropriate box)
 publicly owned and operated piped water system
 privately owned and operated individual well

- lake or other water body
 other means (specify)
-

- 4.5 Type of storm drainage: (check appropriate boxes)
 publicly owned and operated storm sewers
 swales

- ditches
 other means (specify)
-

4.6 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) _____

4.7 Type of access: (check appropriate box)

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

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Concurrently submitted with severance application to create two new lots for single-detached dwellings in rear of lands. Existing dwelling to remain on lot with rear lot line continuing adjacent lot fabrics.

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Single-detached dwellings

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

Anna Palazzo owned since 1972. Their estate inherited the property in August, 2022.

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single detached dwelling (residential)

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single detached dwelling (residential)

7.4 Length of time the existing uses of the subject property have continued:

Since construction (1960s)

7.5 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) Neighbourhoods

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

Gentle intensification through infill indevelopment providing greater efficiency of land and infrastructure.

7.6 What is the existing zoning of the subject land? Multiple: C-H/S-1822; AA; C/S-1719

7.8 Has the owner previously applied for relief in respect of the subject property?

(Zoning By-law Amendment or Minor Variance)

- Yes No

If yes, please provide the file number: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes

No

If yes, please provide the file number: concurrently submitted severance application

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 3

8.3 Additional Information (please include separate sheet if needed):

Please refer to attached cover letter and justification brief (four tests).

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
 - Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
 - Minimum Distance Separation Formulae (data sheet available upon request)
 - Hydrogeological Assessment
 - Septic Assessment
 - Archeological Assessment
 - Noise Study
 - Parking Study
-
-



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A-24:197 – 885 West 5th Street, Hamilton

Recommendation:

Development Planning - Approve

Proposed Conditions:

Proposed Notes:



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Development Planning:

Background

	Frontage	Depth	Area
SEVERED LANDS (Parcel 1):	15.28 m±	33.73 m±	506.11 m ² ±
SEVERED LANDS (Parcel 2):	15.28 m±	32.66 m±	489.8 m ² ±
RETAINED LANDS:	15.24 m±	34.55 m±	524.57 m ² ±

The purpose of Consent to Sever application B-24:52 is to sever the existing residential lot into three parcels, the severed lands will be two vacant residential lots and the retained lands will contain the existing dwelling, which is intended to remain. Staff note that Minor Variance application A-24:197 is a concurrent application to facilitate the proposed severance.

Staff note that the proposed retained lands are referred to as “Part 1” (Part 1 of 62R-10426) and the proposed severed lands are referred to as “Part 3” (Part 3 of 62R-10426 and Part 2 of 62R-20292) and “Part 4” (Part 4 of 62R-10426 and Part 3 of 62R-20292).

Staff further note that the rear portion of the subject lands that front onto Fortissimo Drive (being Parts 2 and 3 of 62R-20292), include a Holding “H” provision. The subject lands are also intended to be included as part of the Mid-Rise Residential Zones project. These are discussed in further detail below.

The Holding ‘H’ Provision was applied through an Ontario Municipal Board decision from January 2016 involving the severances on the adjacent lands to the south. The property owner owns the land affected by the Holding ‘H’ Provision and this area is intended to provide frontage on Fortissimo Drive.

Analysis

Urban Hamilton Official Plan

The subject lands are identified as “Neighbourhoods” in Schedule E – Urban Structure and are designated as “Neighbourhoods” in Schedule – E-1 Urban Land Use Designations of the Urban Hamilton Official Plan. Policies B.2.4.2.2, B.3.6.3.7, E.3.4.3 and F.1.14.3.1, amongst others, are applicable and permit the proposed and existing single detached dwellings.

Per Policy F.1.14.3.1, the creation of new lots for residential uses in the “Neighbourhoods” designation shall be permitted if the following conditions are met:



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- "F.1.14.3.1 Consents for new lot creation, for both the severed and retained lands, for residential uses in the Neighbourhoods designation shown on Map E-1 – Urban Land Use Designation, shall be permitted provided the following conditions are met:
- g) The lots comply with the policies of this Plan, including secondary plans, where one exists;
 - h) The lots comply with existing Neighbourhood Plans;
 - i) the lots are in conformity with the Zoning By-law or a minor variance is approved;
 - j) The lots reflect the general scale and character of the established development pattern in the surrounding area by taking into consideration lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview;
 - k) The lots are fully serviced by municipal water and wastewater systems; and,
 - l) The lots have frontage on a public road."

Similarly, Policy B.2.4.2.2 provides criteria for development considered residential intensification within the "Neighbourhoods" designation:

- "2.4.2.2 When considering an application for a residential intensification development within the Neighbourhoods designation, the following matters shall be evaluated:
- a) the matters listed in Policy B.2.4.1.4;
 - b) compatibility with adjacent land uses including matters such as shadowing, overlook, noise, lighting, traffic, and other nuisance effects;
 - c) the relationship of the proposed building(s) with the height, massing, and scale of nearby residential buildings;
 - d) the consideration of transitions in height and density to adjacent residential buildings;
 - e) the relationship of the proposed lot(s) with the lot pattern and configuration within the neighbourhood;



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- f) the provision of amenity space and the relationship to existing patterns of private and public amenity space;
- g) the ability to respect and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations;
- h) the ability to complement the existing functions of the neighbourhood;
- i) the conservation of cultural heritage resources; and,
- j) infrastructure and transportation capacity and impacts.”

Staff note that Parts 3 and 4 are proposed to be 15.28 metres wide and have lot areas of 506.11 and 489.8 square metres, respectively. The Zoning By-law requires a minimum lot width of 60 metres and a minimum area of 12,000 square metres in the “AA” (Agricultural) District. Part 1 is proposed to have a lot width of 15.24 metres and a lot area of 524.57 square metres, whereas the Zoning By-law requires a minimum lot width of 12.0 metres and a lot area of 360 square metres in the “C/S-1822” (Urban Protected Residential) District, Modified. Staff further note that Minor Variance application A-24:197 was submitted to address these and other zoning non-conformities. The proposed severed and retained lots front on a public road and are fully serviced by municipal water and wastewater services.

The properties along West 5th Street and Fortissimo Drive range in width and area, with the properties fronting onto West 5th Street being generally larger in scale and those fronting on to Fortissimo Drive generally being smaller in scale. Neighbouring lands to the south along West 5th Street have undergone similar severances and resulted in severed and retained lots similar to this proposal. For example, the neighbouring lots fronting on to West 5th Street have approximate lot widths of 16 metres and lot areas of 550 square metres. The neighbouring lots that front on to Fortissimo Drive have lot widths of approximately 11 metres and areas ranging between 330 and 360 square metres.

Based upon the above analysis, staff are of the opinion that the proposed severed and retained lands are generally compatible with the scale and character of the established development pattern of the surrounding area and conform with Policies B.2.4.2.2 and F.1.14.3.1.

Policy B.3.6.3.7 a) requires a noise feasibility study, detailed noise study or both for residential developments within 100 metres of a minor arterial road, as identified on Schedule C – Functional Road Classification. The subject lands front onto West 5th Street, which is identified as a minor arterial road on Schedule C – Functional Road Classification of the Urban Hamilton Official Plan. Therefore, staff are recommending a condition requiring a noise study be provided to confirm conformity with the policies regarding sensitive land use developments.



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Kernighan Neighbourhood Plan

The subject lands are identified as “Single and Double” on Map 7611 of the Kernighan Neighbourhood Plan. The proposed development conforms with the vision of the Kernighan Neighbourhood Plan.

Former City of Hamilton Zoning By-law No. 6593

The subject lands are zoned “C/S-1822” and “C-H/S-1719, S-1822” (Urban Protected Residential) District, Modified, Holding and “AA” (Agricultural) District in Former City of Hamilton Zoning By-law No. 6593. The proposed and existing single detached dwellings are permitted. The severed lands, identified as Parts 3 and 4, are proposed to have lot widths of 15.28 metres and lot areas of 506.11 square metres and 489.8 square metres respectively. The retained lands, identified as Part 1, are proposed to have a lot width of 15.24 metres and an area of 524.57 square metres. Parts 3 and 4 would not meet the minimum required lot width of 60 metres or the minimum required lot area of 12,000 square metres. Part 1 would exceed the minimum required lot width of 12.0 metres and minimum required lot of 360 square metres. Staff note Minor Variance application A-24:197 was submitted to address these and other zoning non-conformities.

Staff further note that the rear portion of the subject lands that front onto Fortissimo Drive (being Parts 2 and 3 of 62R-20292), include a Holding ‘H’ Provision. This Holding ‘H’ Provision was put in place as a result of a settlement of the Ontario Municipal Board (Case No. PL141433), now the Ontario Land Tribunal. The appeal was filed due to a lack of decision by City Council to make a decision regarding Zoning By-law Amendment application ZAC-13-050, which proposed to rezone 893, 897 and 903 West 5th Street to facilitate the severance of five single detached dwelling lots that front on to Fortissimo Drive (Consent Applications HM/B-15:123 to 128). The Holding ‘H’ Provision was implemented by City of Hamilton By-law No. 16-076. The Holding ‘H’ Provision reads as follows:

“3. That the ‘H’ symbol shall only be removed conditional upon:

Block 2

- (iv) That the owner/applicant pay any outstanding cost recoveries associated with the road and infrastructure work including private services connections.
- (v) That the owner/applicant ensure that each lot has a watermain connection, sanitary sewer connection and storm sewer connection.



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- (vi) Until such time as the lands have been merged in title with the abutting lands to the rear and Consent Applications have been conditionally approved to facilitate lot creation in keeping with the Regulations of the “C/S-1719 Zone provisions.”

In relation to the above Holding ‘H’ Provision, staff note that the “C/S-1719” (Urban Protected Residential) District, Modified requires a minimum lot width of 11 metres and a minimum lot area of 335 square metres. The proposed severed lots, being “Part 3” and “Part 4”, would exceed these requirements.

The subject lands are included as part of the proposed Mid Rise Residential Zones project, which is intended to introduce Mid Rise Residential zones to Hamilton Zoning By-law No. 05-200. The Mid Rise Residential zones will introduce zones to accommodate medium density residential uses throughout the City of Hamilton. The front portion of the property is proposed to be included in the Mid Rise Residential – Small Lot (R3a) Zone. The rear of the property, fronting on Fortissimo Drive, is intended to be brought into the low density residential zones of Zoning By-law No. 05-200 as part of this process.

Further information regarding the draft Mid Rise Residential Zones can be found in [staff report PED23069, from the June 13, 2023 Planning Committee.](#)

Based upon review of the above policies and the materials provided in support of this severance application, staff are of the opinion that the proposed severance meets the intent of the Urban Hamilton Official Plan. **Staff recommend the proposed severance be approved.**

Variance 1 for Part 1 (“C” District)

1. A rear yard depth of 6.7 metres shall be provided instead of the minimum required rear yard depth of 7.5 metres.

The intent of this provision is to ensure sufficient amenity space is provided in the rear yard of a property and to mitigate privacy and overlook issues with neighbouring properties.

Staff note that the existing dwelling at 885 West 5th Street, to be retained on Part 1, would have a rear yard setback of 6.7 metres. Staff also note that the proposed single detached dwellings on the severed lands are to have rear yard setbacks of 7.5 metres. Staff are of the opinion that a 6.7 metre rear yard setback will maintain sufficient rear yard amenity space for the dwelling on Part 1. Additionally, as the proposed dwellings on Parts 3 and 4 are to have rear yard setbacks of 7.5 metres, privacy or overlook concerns are not anticipated between the abutting lots. Therefore, staff are of the opinion that the requested variance maintains the intent of the Urban Hamilton Official Plan



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and Zoning By-law, is desirable for the appropriate development of the land and is minor in nature. Staff support the variance.

Variations 1 and 2 for Parts 3 and 4 (“AA” District)

1. Part 3 shall be permitted to have a lot width of at least 15.0 metres and an area of at least 500.0 square metres instead of the required width of at least 60.0 metres and an area of at least 12,000.0 square metres.
2. Part 4 shall be permitted to have a lot width of at least 15.0 metres and an area of at least 500.0 square metres instead of the required width of at least 60.0 metres and an area of at least 12,000.0 square metres.

The intent of these provisions is to ensure that lots are of a minimum size to be viable developable lots while being compatible with the existing scale, character and prevailing pattern of development in the area.

Staff note that Parts 3 and 4 are to be 15.28 metres wide and have an area of 506.11 and 489.8 square metres, respectfully, whereas the Zoning By-law requires a minimum lot width of 60.0 metres and a minimum area of 12,000 square metres. Adjacent properties are of similar or smaller sizes. The neighbouring lots fronting on to West 5th Street have approximate lot widths of 16 metres and lot areas of 550 square metres. The neighbouring lots that front on to Fortissimo Drive have lot widths of approximately 11 metres and areas ranging between 330 and 360 square metres.

Staff further note that, as mentioned above, the subject lands are proposed to be included in the Mid Rise Residential Zones project and the “AA” (Agricultural) District portion of the subject lands is intended to be included in a future City initiated zoning amendment to brought in to Zoning By-law No. 05-200. The proposed severed lots would comply with the requirements of the Low Density Residential (R1) Zone of Zoning By-law No. 05-200.

Staff are of the opinion that the proposed severed lands are generally compatible with the character of the neighbourhood and the scale and established development pattern of the surrounding area. Staff anticipate no negative impacts on neighbouring lands. Therefore, it is staff’s opinion that the requested variances maintain the intent of the Urban Hamilton Official Plan and Zoning By-law, are desirable for the appropriate development of the land and are minor in nature. Staff support the variances.



Hamilton

Variance 3 for Parts 3 and 4 (“AA” District)

3. A front yard depth of 6.0 metres shall be provided instead of the minimum required front yard depth of 12.0 metres.
4. A side yard width of 1.2 metres shall be provided instead of the minimum required side yard width of 4.5 metres.
5. A rear yard depth of 7.5 metres shall be provided instead of the minimum required Rear Yard depth of 10.5 metres.

The intent of the minimum front yard provision is to ensure a consistent built form and character within a neighbourhood. The intent of the minimum side yard provision is to ensure sufficient space for access and maintenance purposes. Lastly, the intent of the rear yard provision is to ensure sufficient amenity space is provided in the rear yard of residential properties and to mitigate privacy and overlook issues with abutting properties.

Regarding Variance 3, staff note that single detached dwellings fronting on to Fortissimo Drive commonly have a front yard depth of 6 metres. The proposed single detached dwellings on “Part 3” and “Part 4” are compatible and would be similar in built form and character to the surrounding area. Staff are of the opinion that the requested variance maintains the general intent of the Urban Hamilton Official Plan and Zoning By-law, is desirable for the appropriate development of the land and is minor in nature. Staff support the variance.

Regarding Variance 4, staff note that the proposed 1.2 metre side yard width is consistent with the required side yard width for single detached dwellings in the “C” (Urban Protected Residential) District of Zoning By-law No. 6593 and the Low Density Residential (R1) Zone of Zoning By-law No. 05-200. Staff are of the opinion that the proposed side yard width would provide sufficient space for access and maintenance purposes. Staff are of the opinion that the requested variance maintains the general intent of the Urban Hamilton Official Plan and Zoning By-law, is desirable for the appropriate development of the land and is minor in nature. Staff support the variance.

Regarding Variance 5, staff note that the proposed rear yard depth of 7.5 metres would be consistent with the requirements for single detached dwellings in the “C” (Urban Protected Residential) District of Zoning By-law No. 6593 and the Low Density Residential (R1) Zone of Zoning By-law No. 05-200. Staff are of the opinion that the proposed 7.5 metre rear yard depth will provide sufficient amenity area for the dwellings. Additionally, as noted above in Variance 1 for the retained lands, staff do not anticipate privacy or overlook concerns between the retained and severed lands as a result of the

STAFF COMMENTS**HEARING DATE: September 24, 2024****Hamilton**

requested variance. Therefore, staff are of the opinion that the requested variance maintains the general intent of the Urban Hamilton Official Plan and Zoning By-law, is desirable for the appropriate development of the land and is minor in nature. Staff support the variance.

Staff are of the opinion that the requested variances meet the four tests of a minor variance. **Staff recommend approval.**

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	1. Please be advised the variances have been written as requested by the applicant. If zoning conformity cannot be achieved additional variances may be required.
Notes:	

Development Engineering:

Recommendation:	No Comments.
Proposed Conditions:	
Comments:	
Notes:	

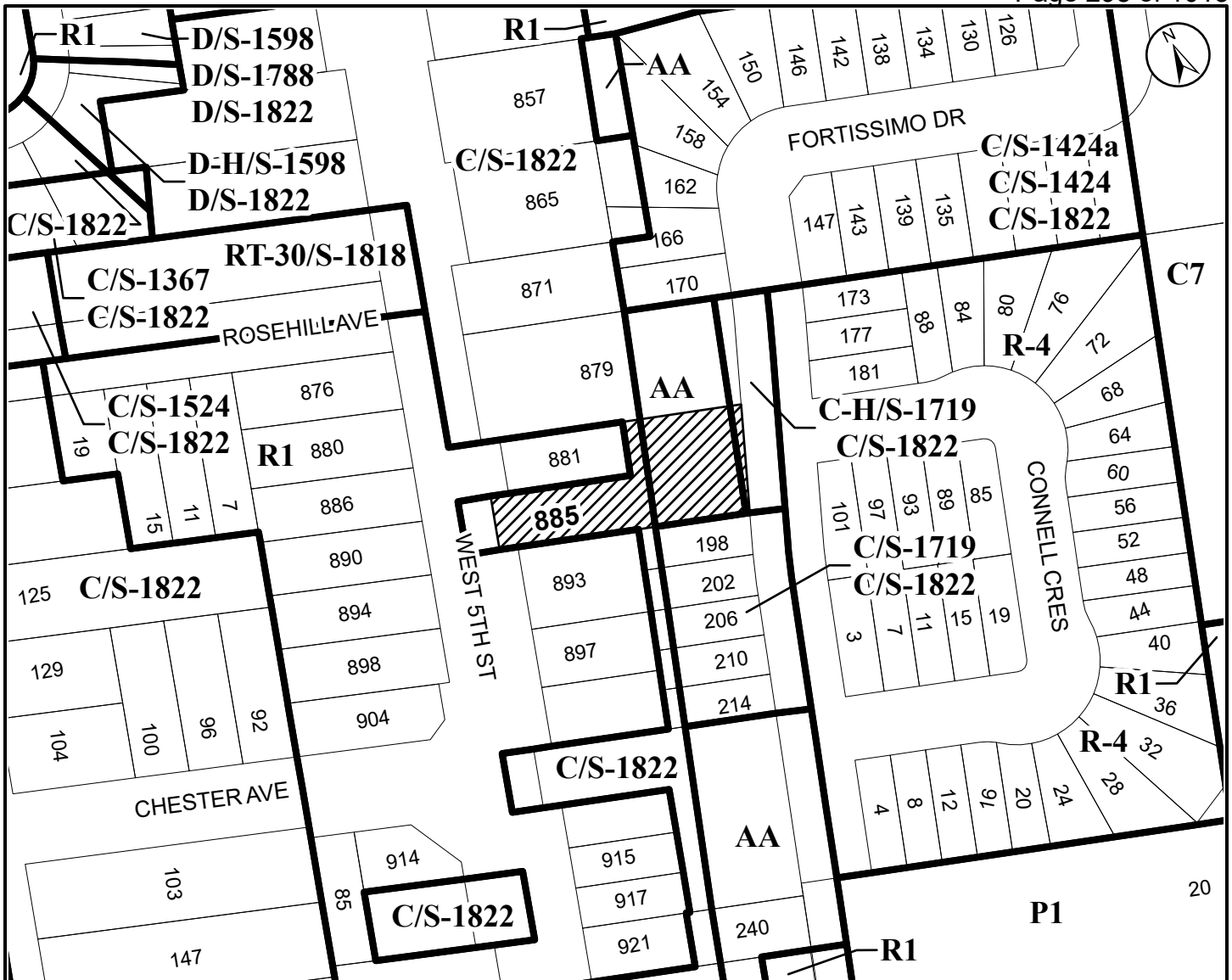
Building Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Notes:	Be advised that Ontario Building Code regulations may require specific setback and construction types.

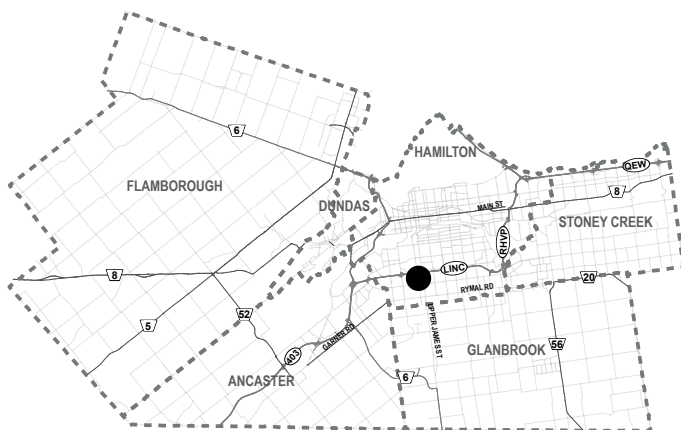
Transportation Planning:

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Notes:	

Please Note: Public comment will be posted separately, if applicable.



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



885 West 5th Street, Hamilton
(Ward 8)

File Name/Number:
A-24:197

Date:
September 12, 2024

Technician:
SH

Scale:
N.T.S.

Appendix "A"



Hamilton



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
Minor Variance

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.:	A-24:80	SUBJECT PROPERTY:	262 Springbrook Avenue, Ancaster
ZONE:	R4-598 (Residential)	ZONING BY-LAW:	Zoning By-law former Town of Ancaster 87-57 as amended by By-law 10-036

APPLICANTS: Owner: Mohamoud Ali
Agent: Ketul Shah

The following variances are requested:

1. A minimum northerly side yard of 0.0m shall be permitted to the stair structure associated with the rear deck structure instead of the minimum 1.2m side yard required.
2. A minimum rear yard of 4.2m shall be permitted to the deck structure and a minimum rear yard of 2.4m shall be permitted to the associated stair structure instead of the minimum 7.5m rear yard required.

PURPOSE & EFFECT: To facilitate the construction of a two-storey rear deck addition to the existing single detached dwelling.

Notes:

Staff have previously interpreted that a roofed-over deck at the rear of a dwelling is considered as part of the principle building and is therefore subject to the principle building regulations but not including lot coverage.

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, September 24, 2024
TIME:	2:00 p.m.

A-24:80

PLACE:	Via video link or call in (see attached sheet for details)
	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:

- 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 September 20, 2024

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 September 23, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:80, 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 a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer 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.

A-24:80

 Subject Lands



DATED: September 5, 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, and may include posting electronic versions.



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

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. 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. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

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

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

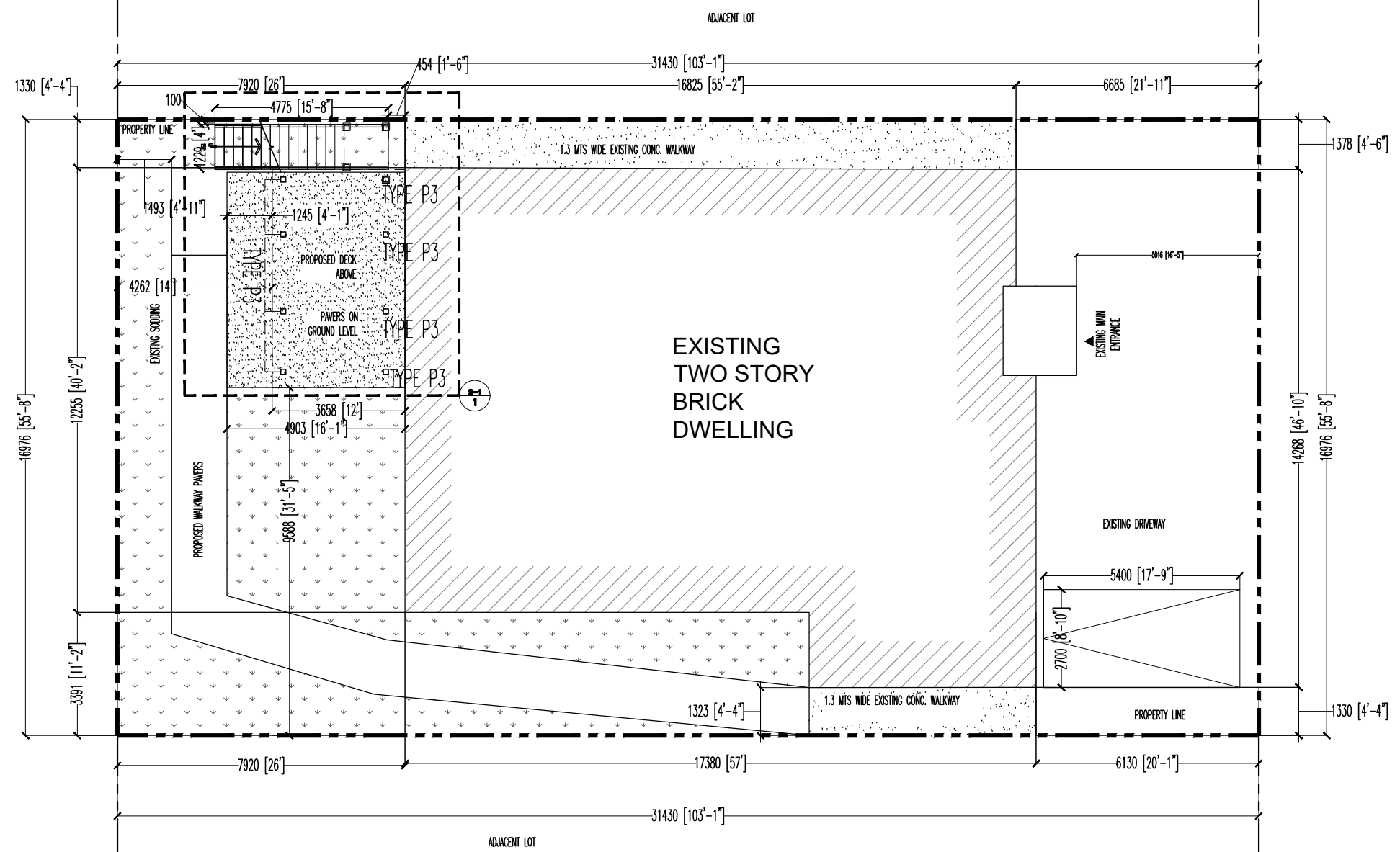
Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

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

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.



S P R I N G B R O O K A V E



ASSUMED SOIL BEARING CAPACITY 75KPA, G.C. TO VERIFY,
 HELICAL PILE MANUFACTURER TO SPECIFY THE PILE TYPE AND SIZE.

TYPE P2 - 20 kN
 TYPE P3 - 40 kN

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NO.	ISSUED FOR	DATE

PROJECT

WOOD DECK ADDITION

262 SPRINGBROOK AVE
 ANCASTER, ON L9K 1R4
 CANADA

DRAWING TITLE

SITE PLAN

SCALE: 1:150

NOTE:

- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE JOB SITE.
- ANY AND ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.
- ALL DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECT.

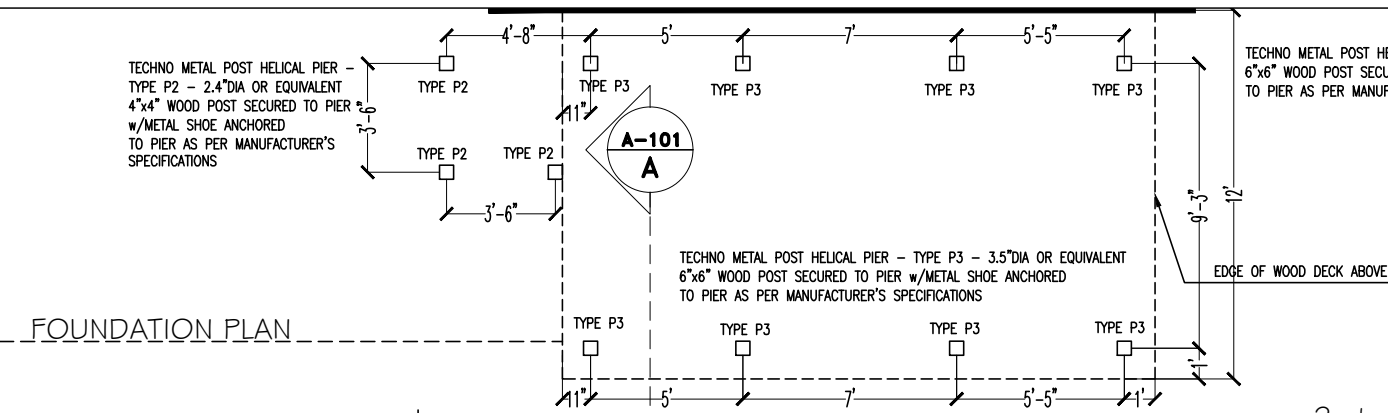
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		B. LOCATION SHEET
PROJECT NO. -		DRAWN BY K.S.
DATE OCT 2022		CHECKED BY A.K.

DRAWING NO.

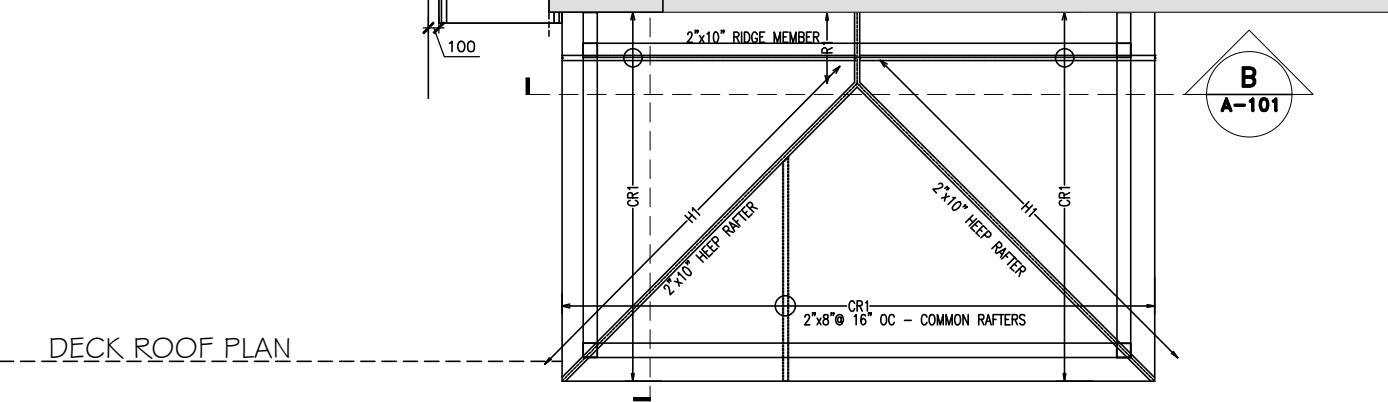
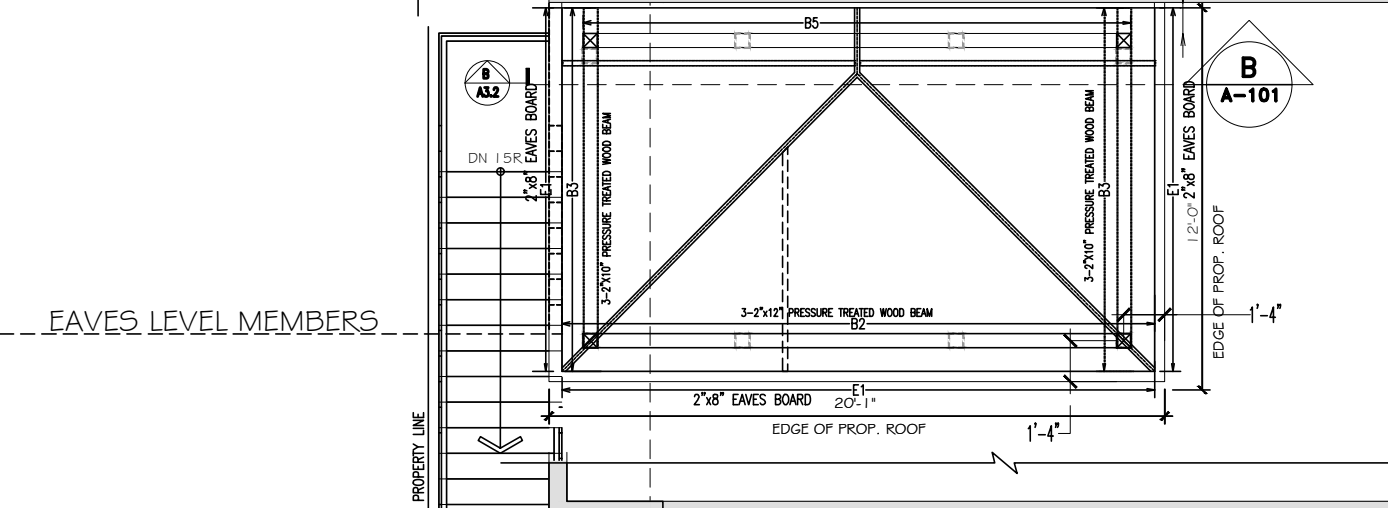
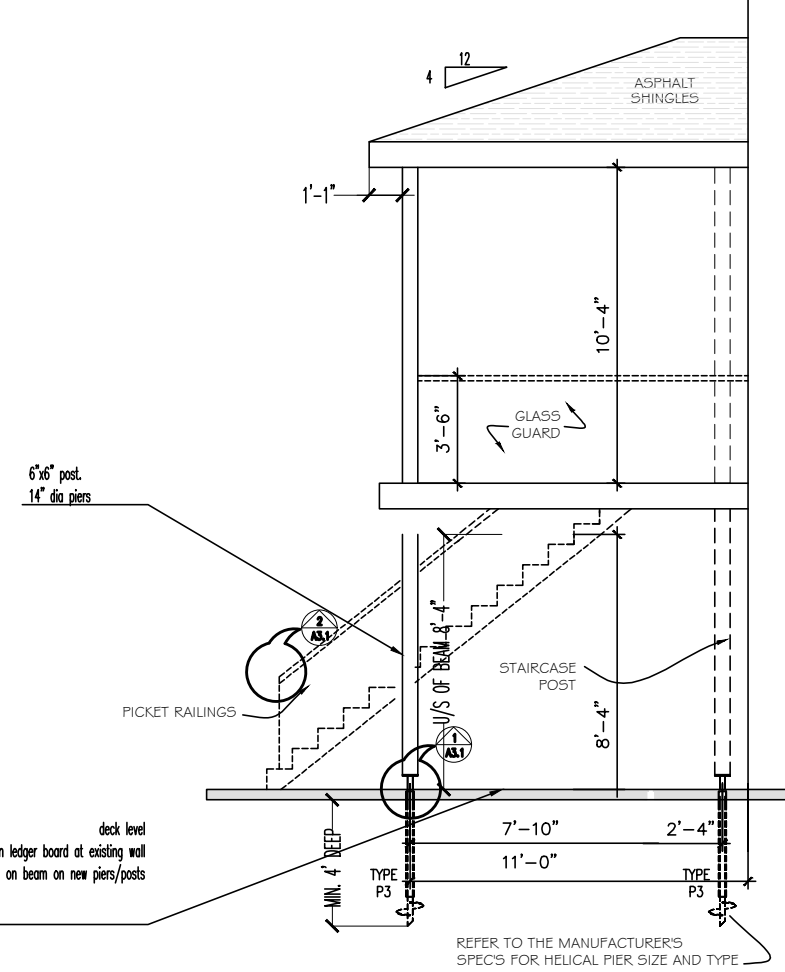
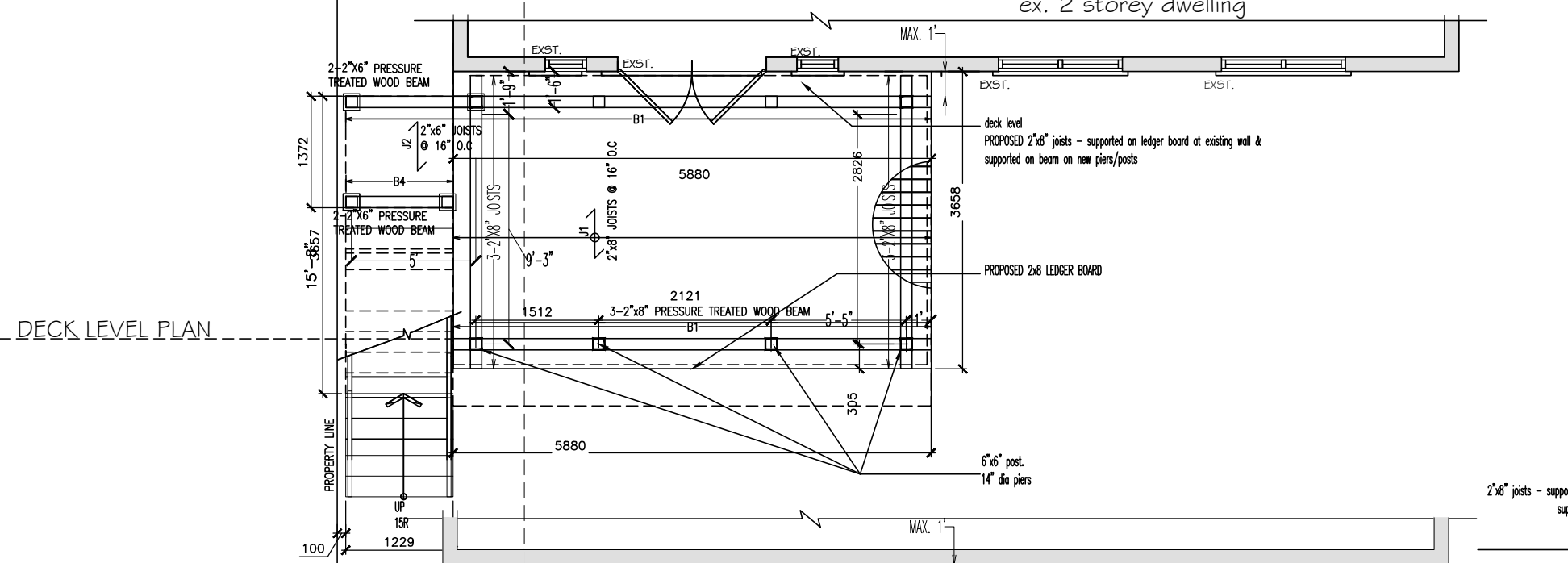
SP - 1.2



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ex. 2 storey dwelling



ASSUMED SOIL BEARING CAPACITY 75KPA, G.C. TO VERIFY.
HELICAL PILE MANUFACTURER TO SPECIFY THE PILE TYPE AND SIZE.
TYPE P2 - 20 kN
TYPE P3 - 40 kN

TECHNO METAL POST HELICAL PIER - TYPE P3 - 3.5"DIA OR EQUIVALENT + 6"x6" WOOD POST
TECHNO METAL POST HELICAL PIER - TYPE P2 - 2.4"DIA OR EQUIVALENT + 4"x4" WOOD POST

DECK MATERIAL	
TYPE P3	TECHNO METAL POST HELICAL PIER - TYPE P3 - 3.5"DIA OR EQUIVALENT 6"x6" WOOD POST SECURED TO PIER w/METAL SHOE ANCHORED TO PIER AS PER MANUFACTURER'S SPECIFICATIONS
TYPE P2	TECHNO METAL POST HELICAL PIER - TYPE P2 - 2.4"DIA OR EQUIVALENT 4"x4" WOOD POST SECURED TO PIER w/METAL SHOE ANCHORED TO PIER AS PER MANUFACTURER'S SPECIFICATIONS
B1	3-2"x8" PRESSURE TREATED WOOD BEAM
B2	3-2"x12" PRESSURE TREATED WOOD BEAM
B3	3-2"x10" PRESSURE TREATED WOOD BEAM
B4	2-2"x6" PRESSURE TREATED WOOD BEAM
B5	(3)-2x12
J1	2"x8" JOISTS @ 16" O.C
J2	2"x6" JOISTS @ 16" O.C
L1	2"x8" LEDGER BOARD LAG BOLTED
CR1	2"x8" @ 16" OC - COMMON RAFTERS
H1	2"x10" HEEP RAFTER
R1	2"x10" RIDGE MEMBER
E1	2"x8" EAVES BOARD
D1	1"x6" COMPOSITE DECKING, 1/4" GAP PERPENDICULAR TO JOIST FRAMING

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PROJECT

WOOD DECK ADDITION

262 SPRINGBROOK AVE
ANCASTER, ON L9K 1R4
CANADA

DRAWING TITLE

FOUNDATION & ROOF PLAN, SECTION

SCALE: 1:75

NOTE:
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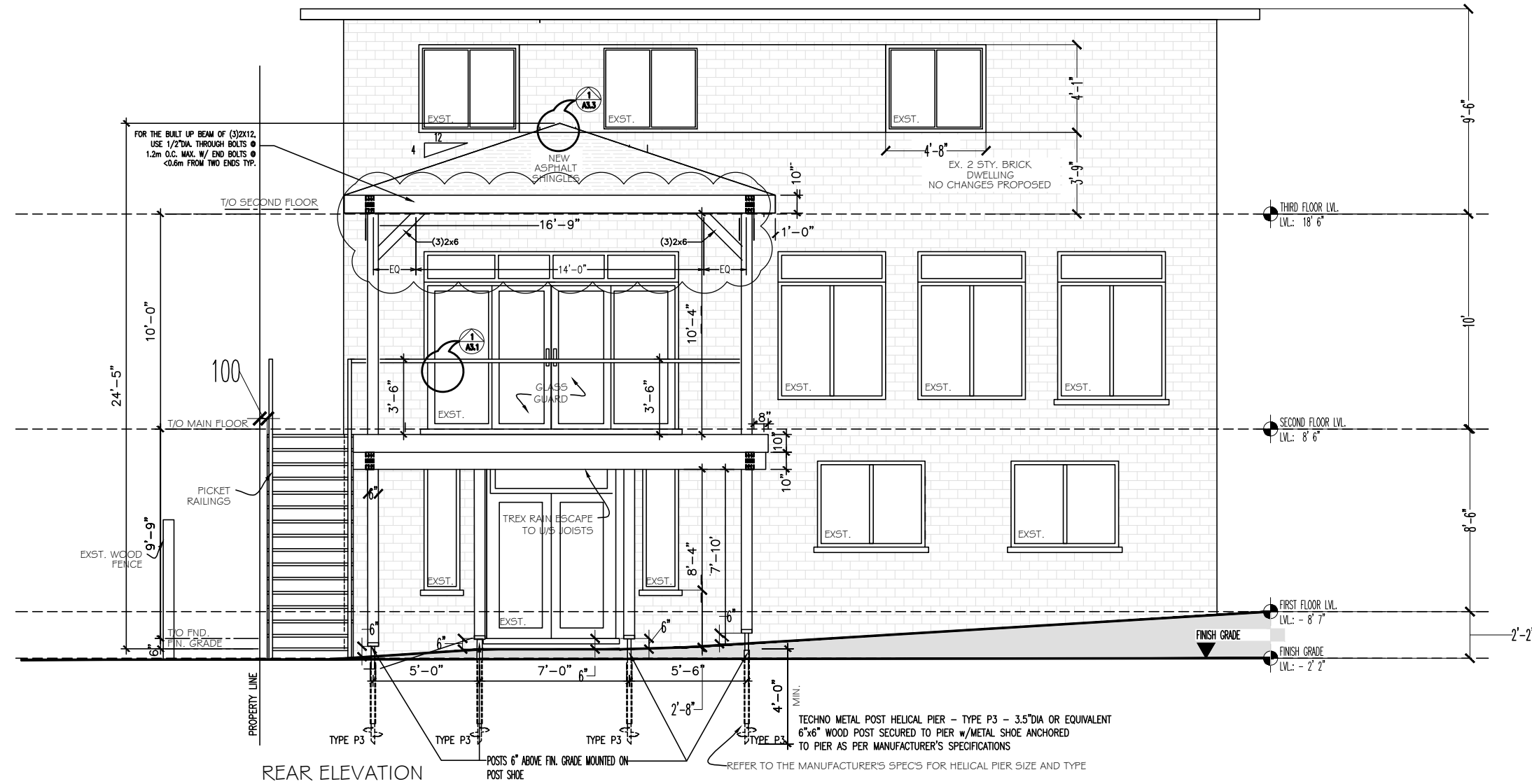
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DATE	OCT 2022	CHECKED BY
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A. DETAIL NO.
B. LOCATION SHEET
C. DETAILED ON

S - 1



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PROJECT

WOOD DECK ADDITION

262 SPRINGBROOK AVE
 ANCASTER, ON L9K 1R4
 CANADA

DRAWING TITLE

EXISTING ELEVATION

1:75

NOTE:

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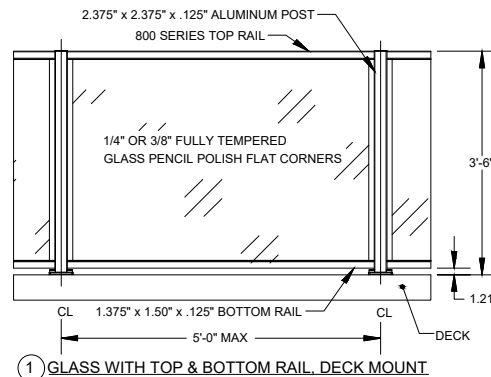
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 B. LOCATION SHEET
 C. DETAILED ON

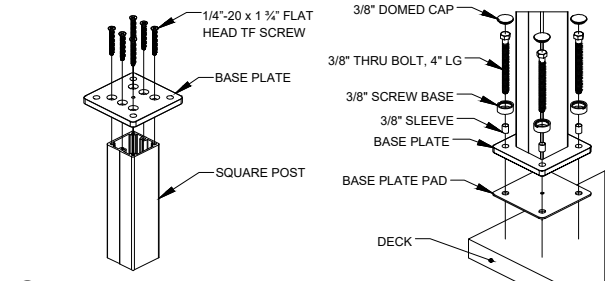
PROJECT NO. -
 DATE OCT 2022
 DRAWN BY K.S.
 CHECKED BY A.K.

DRAWING NO.

S - 2

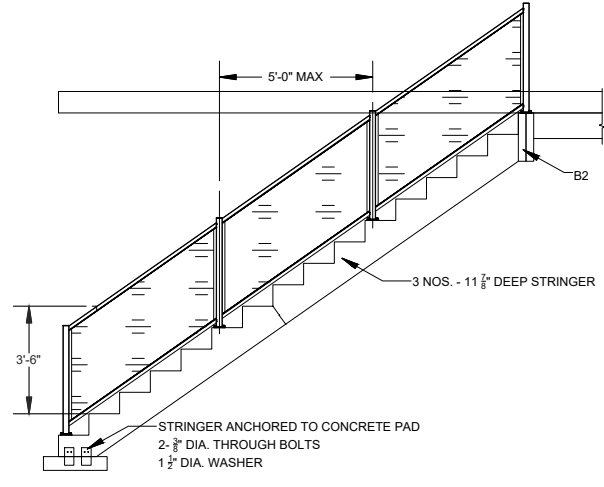


1. GLASS WITH TOP & BOTTOM RAIL, DECK MOUNT

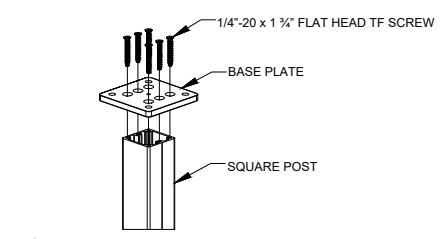


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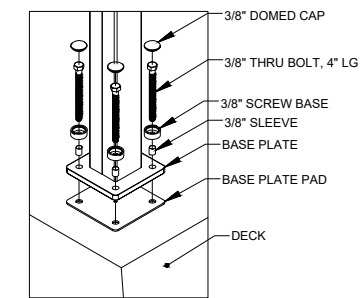
3. TYP. DECK MOUNTING CONNECTION



1. GLASS WITH TOP & BOTTOM RAIL, DECK MOUNT, STAIR GUARD



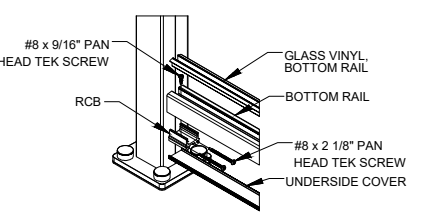
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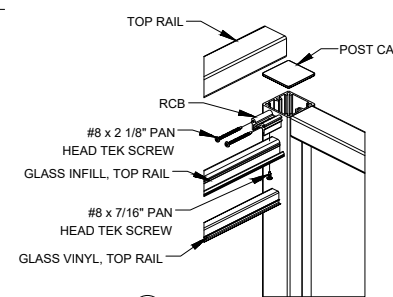
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NOTES:

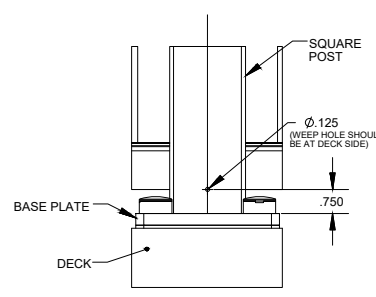
1. DIMENSIONS SHOWN - INCHES [MM].
2. MACHINED SURFACES TO BE 6.3µIN MAX.
3. PART TO BE FREE OF BURRS AND SHARP EDGES.
4. ALL MATERIAL TO BE CLEAN, DEGREASED AND FREE OF ALL IMPURITIES.
5. ANY CHANGE MUST BE AUTHORIZED BY AN ENGINEER.



4. TYP. BOTTOM RAIL CONNECTION



5. TYP. TOP RAIL CONNECTION

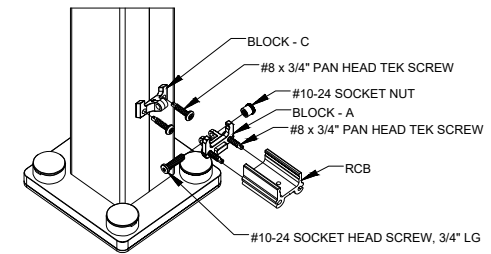


6. TYP. WEEP HOLE

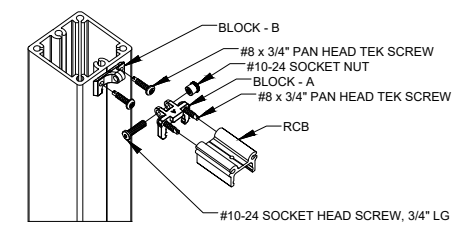
- NOTES:
1. DIMENSIONS SHOWN - INCHES [MM].
 2. MACHINED SURFACES TO BE 6.3µIN MAX.
 3. PART TO BE FREE OF BURRS AND SHARP EDGES.
 4. ALL MATERIAL TO BE CLEAN, DEGREASED AND FREE OF ALL IMPURITIES.
 5. ANY CHANGE MUST BE AUTHORIZED BY AN ENGINEER.

01 GLASS RAIL DETAIL
SCALE: NTS

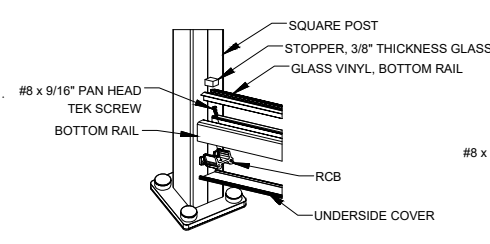
02 STAIR DETAIL
SCALE: NTS



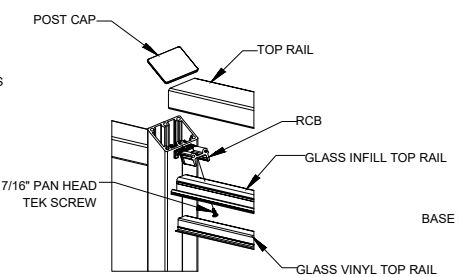
4. TYP. BOTTOM HINGE JOINT CONNECTION



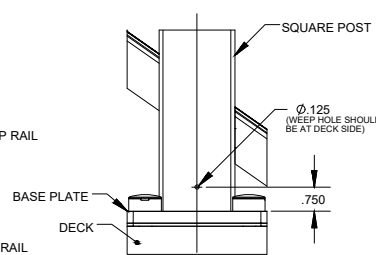
5. TYP. TOP HINGE JOINT CONNECTION



6. TYP. BOTTOM RAIL CONNECTION
SCALE 1: 8



7. TYP. TOP RAIL CONNECTION
SCALE 1: 8



8. TYP. WEEP HOLE

- NOTES:
1. DIMENSIONS SHOWN - INCHES [MM].
 2. MACHINED SURFACES TO BE 6.3µIN MAX.
 3. PART TO BE FREE OF BURRS AND SHARP EDGES.
 4. ALL MATERIAL TO BE CLEAN, DEGREASED AND FREE OF ALL IMPURITIES.
 5. ANY CHANGE MUST BE AUTHORIZED BY AN ENGINEER.

03 JOINERY DETAIL
SCALE: NTS

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NO.	ISSUED FOR	DATE

PROJECT
WOOD DECK ADDITION
 262 SPRINGBROOK AVE
 ANCASTER, ON L9K 1R4
 CANADA

DRAWING TITLE

DETAILS

NOTE:
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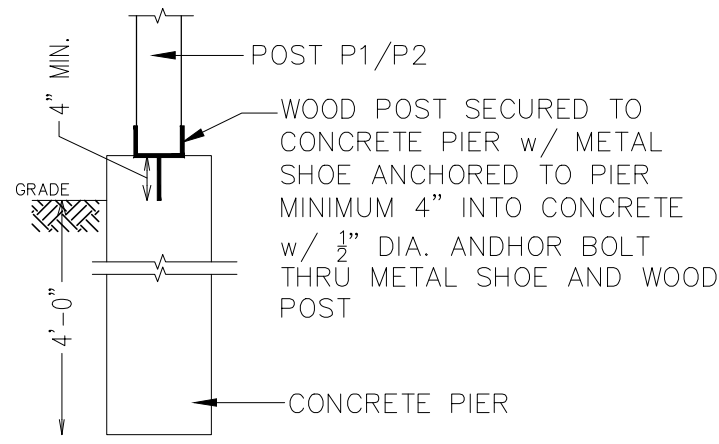
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	B. LOCATION SHEET
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PROJECT NO. -	DRAWN BY K.S.
DATE OCT 2022	CHECKED BY A.K.
DRAWING NO.	

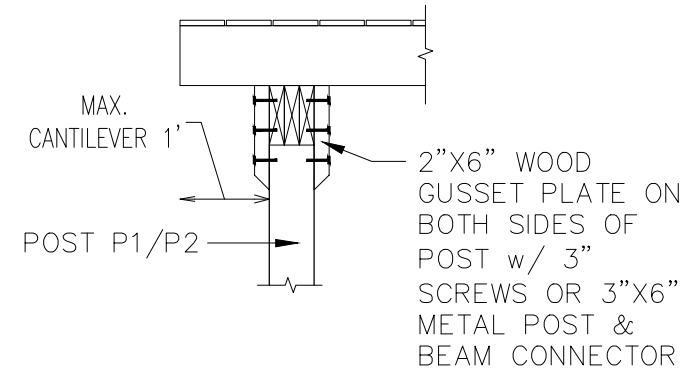
A 3.1



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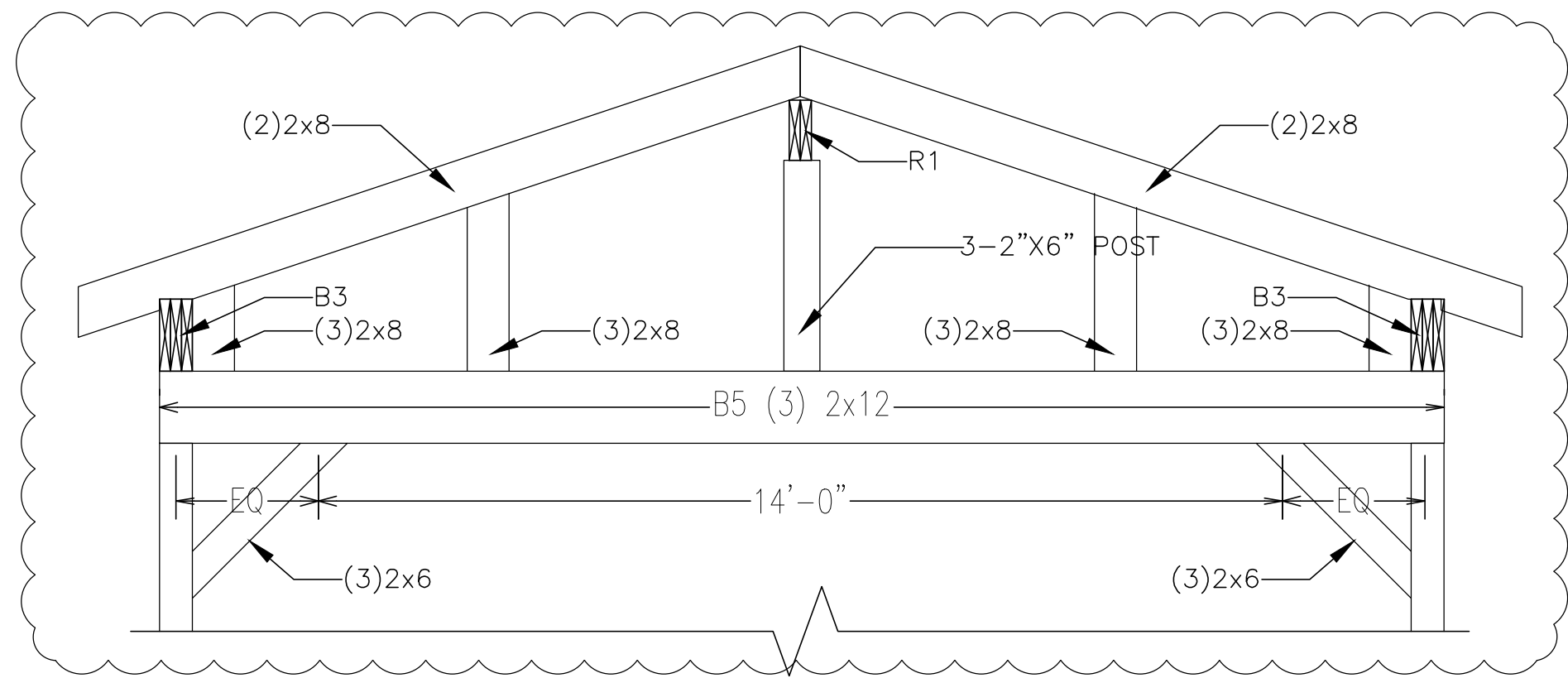


2/A3.2 PIER TO POST CONNECTION



3/A3.2 BEAM TO POST CONNECTION

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SECTION - B

PROJECT

WOOD DECK ADDITION

262 SPRINGBROOK AVE
ANCASTER, ON L9K 1R4
CANADA

DRAWING TITLE

DETAILS

NOTE:
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A BC	A. DETAIL NO.
	B. LOCATION SHEET
	C. DETAILED ON

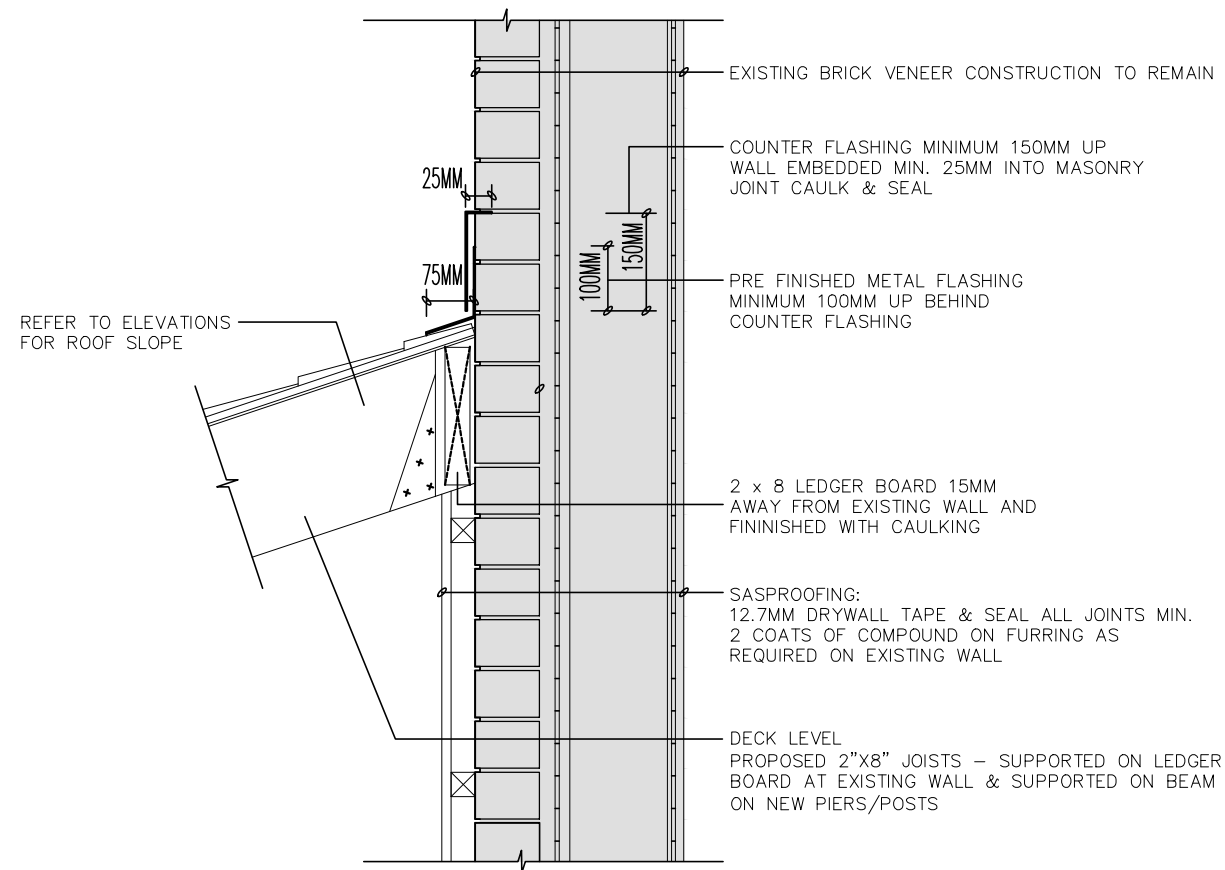
PROJECT NO. -	DRAWN BY K.S.
DATE OCT 2022	CHECKED BY A.K.

DRAWING NO.

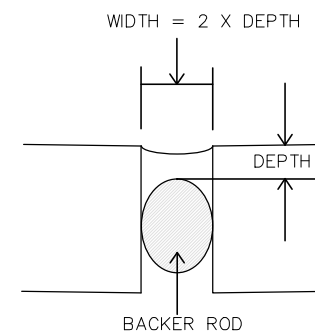
A 3.2



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1/A3.3 ROOF JOIST CONNECTION DETAIL



CAULKING DETAIL

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NO.	ISSUED FOR	DATE

PROJECT

WOOD DECK ADDITION

262 SPRINGBROOK AVE
 ANCASTER, ON L9K 1R4
 CANADA

DRAWING TITLE

DETAILS

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A BC	A. DETAIL NO.
	B. LOCATION SHEET
	C. DETAILED VIEW

PROJECT NO. -	DRAWN BY K.S.
DATE OCT 2022	CHECKED BY A.K.

DRAWING NO.

A-3.3



Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION
 UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME		
Registered Owners(s)			
Applicant(s)			
Agent or Solicitor			
			E-mail:

1.2 All correspondence should be sent to Owner Applicant
 Agent/Solicitor

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 [REDACTED]

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	262 Springbrook Ave, Ancaster, Ontario		
Assessment Roll Number			
Former Municipality	Hamilton		
Lot	1	Concession	
Registered Plan Number	62M-1246	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:

Please refer to the additional page 1 attached.

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

Sideyard setback for the deck stair

Second Dwelling Unit

Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

As built condition

3.3 Is this an application 45(2) of the Planning Act.

Yes

No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
16976mm	31430mm	533.55m ²	Existing to remain

4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Two storey brick building	5080 mm	7920 mm	1310 mm	nov 2020

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Three storey brick building	5080 mm	7920 mm	1310 mm	nov 2020
Wood deck stair	n/a	2688 mm	100 mm	proposed

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Three storey brick building	221.4m2 (existing to remain)	664.2m2 (existing to remain)	3	existing to remain

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Three storey brick building	221.4m2 (existing to remain)	221.4m2 (existing to remain)	3	existing to remain
Wood Deck	n/a	27.9 m2	2	7595 mm

- 4.4 Type of water supply: (check appropriate box)
 publicly owned and operated piped water system
 privately owned and operated individual well

- lake or other water body
 other means (specify)
-

- 4.5 Type of storm drainage: (check appropriate boxes)
 publicly owned and operated storm sewers
 swales

- ditches
 other means (specify)
-

- 4.6 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)
-

- 4.7 Type of access: (check appropriate box)
- provincial highway
 - municipal road, seasonally maintained
 - municipal road, maintained all year
 - right of way
 - other public road
-

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
 Single detached dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
 Single detached dwelling

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
 Nov 2020

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
 n/a

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
 Single detached dwelling

7.4 Length of time the existing uses of the subject property have continued:
 2

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): 62M-1246

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) _____

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

7.6 What is the existing zoning of the subject land? R4-598 Residential 4

7.8 Has the owner previously applied for relief in respect of the subject property? (Zoning By-law Amendment or Minor Variance)

- Yes
- No

If yes, please provide the file number:

AN/A-23:01

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes No

If yes, please provide the file number:

7.10 If a site-specific Zoning By-law Amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?

Yes No

7.11 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being “received” for processing.

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: n/a

8.2 Number of Dwelling Units Proposed: n/a

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
- Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- Minimum Distance Separation Formulae (data sheet available upon request)
- Hydrogeological Assessment
- Septic Assessment
- Archeological Assessment
- Noise Study
- Parking Study
- _____
- _____



Hamilton

A-24:80 – 262 Springbrook Avenue, Ancaster

Recommendation:

Development Planning – Deny Variance 1 and Approve Variance 2
Development Engineering - Deny

Proposed Conditions:

1. That Variance 2 only apply to the rear deck and associated steps as shown on the submitted plan titled “Wood Deck Addition” dated October 2022.

Proposed Notes:



Hamilton

Development Planning:

Background

To facilitate the construction of a two-storey rear deck addition to the existing single detached dwelling.

Staff note that Minor Variance application AN/A-23:01 was heard at and approved at the February 16, 2023 Committee of Adjustment hearing and granted the following variance on the subject property:

1. A minimum rear yard setback of 2.68 metres shall be provided instead of the minimum required 7.5 metre rear yard setback.

Analysis

Urban Hamilton Official Plan

The subject lands are identified as “Neighbourhoods” in Schedule E – Urban Structure and are designated as “Neighbourhoods” in Schedule E-1 – Urban Land Use Designations of the Urban Hamilton Official Plan. Policy E.3.2.3, amongst others, is applicable and permits the existing single detached.

Meadowlands Neighbourhood IV Secondary Plan

The subject lands are further designated “Low Density Residential 2b” and located in “Area Specific Policy – Area D” on Map B.2.6-1 within the Meadowlands Neighbourhood IV Secondary Plan. Policy B.2.6.1.4, among others, is applicable and permits the existing single detached dwelling.

Archaeology

The subject property meets three (3) of the ten criteria used by the City of Hamilton and Ministry of Citizenship and Multiculturalism for determining archaeological potential:

- 1) Within 250 metres of known archaeological sites;
- 2) Within 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody; and
- 3) In an area of sandy soil in areas of clay or stone;

Notwithstanding current surface conditions, these criteria define the property as having archaeological potential. Accordingly, Section 2 (d) of the Planning Act and Section 2.6.2 of the Provincial Policy Statement apply to the subject application.



Hamilton

If this variance is granted, the City does not require an archaeological assessment, but **the proponent must be advised in writing by the Committee of Adjustment as follows:**

“Caution: Notwithstanding current surface conditions, the property has been determined to be an area of archaeological potential. Although an archaeological assessment is not required by the City of Hamilton, the proponent is cautioned that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry Citizenship and Multiculturalism (MCM) should be notified immediately (416-212-0036). In the event that human remains are encountered during construction, the proponent should immediately contact both MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).

Cultural Heritage

No comments.

Former Town of Ancaster Zoning By-law No. 87-57

The subject lands are zoned Residential “R4” Zone, Modified in Former Town of Ancaster Zoning By-law No. 87-57. The existing single detached dwelling is a permitted use.

Variance 1

1. A minimum northerly side yard of 0.0 metres shall be permitted to the stair structure associated with the rear deck structure instead of the minimum 1.2 metre side yard required.

The intent of this provision is to ensure sufficient space is maintained for access, maintenance and drainage purposes. Staff defer to Development Engineering regarding drainage concerns.

Staff note that the southerly side yard, being 1.3 metres wide, would provide unobstructed access to the rear yard of the property. Staff further note that the proposed staircase would not interfere with the maintenance of the northerly side façade of the existing dwelling. However, comments provided by Development Engineering staff indicate that the proposed staircase conflicts with the side yard swale and would affect the existing drainage. Therefore, Development Planning staff cannot support Variance 1 as it does not maintain the intent of the Zoning By-law, is not desirable for the proposed development, and is not minor in nature.

STAFF COMMENTS**HEARING DATE: September 24, 2024**

Hamilton

Variance 2

2. A minimum rear yard of 4.2 metres shall be permitted to the deck structure and a minimum rear yard of 2.4 metres shall be permitted to the associated stair structure instead of the minimum 7.5 metre rear yard required.

The intent of this provision is to ensure sufficient amenity space is provided in the rear yard of the subject property.

Staff are of the opinion that the variance maintains sufficient amenity space in the rear yard as the proposed deck enhances the amenity space of the rear yard. Therefore, Staff are of the opinion that the requested variance maintains the general intent of the Urban Hamilton Official Plan and Zoning By-law, is desirable and appropriate for the use of the land and is minor in nature. Staff support the variance.

Staff note that if the variance is granted, that a condition be placed on the approval that the variance only be applied to the proposed deck, as per the submitted plan titled "Wood Deck Addition" dated October 2022.

Staff are of the opinion that the requested variance meets the four tests of a minor variance. Based on the foregoing, **staff recommend denial of Variance 1 and approval of Variance 2, subject to the recommended condition.**

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	<ul style="list-style-type: none"> • Staff have previously interpreted that a roofed-over deck at the rear of a dwelling is considered as part of the principle building and is therefore subject to the principle building regulations but not including lot coverage.
Notes:	

Development Engineering:

Recommendation:	Deny
Proposed Conditions:	
Comments:	As it appears that the proposed stair conflicts with the side yard swale thus affecting the existing drainage. Therefore, variance #1 is not supported by the Development Engineering staff.

STAFF COMMENTS**HEARING DATE: September 24, 2024**

Hamilton

Notes:	A minimum side yard of 0.45m is required for drainage Swale.
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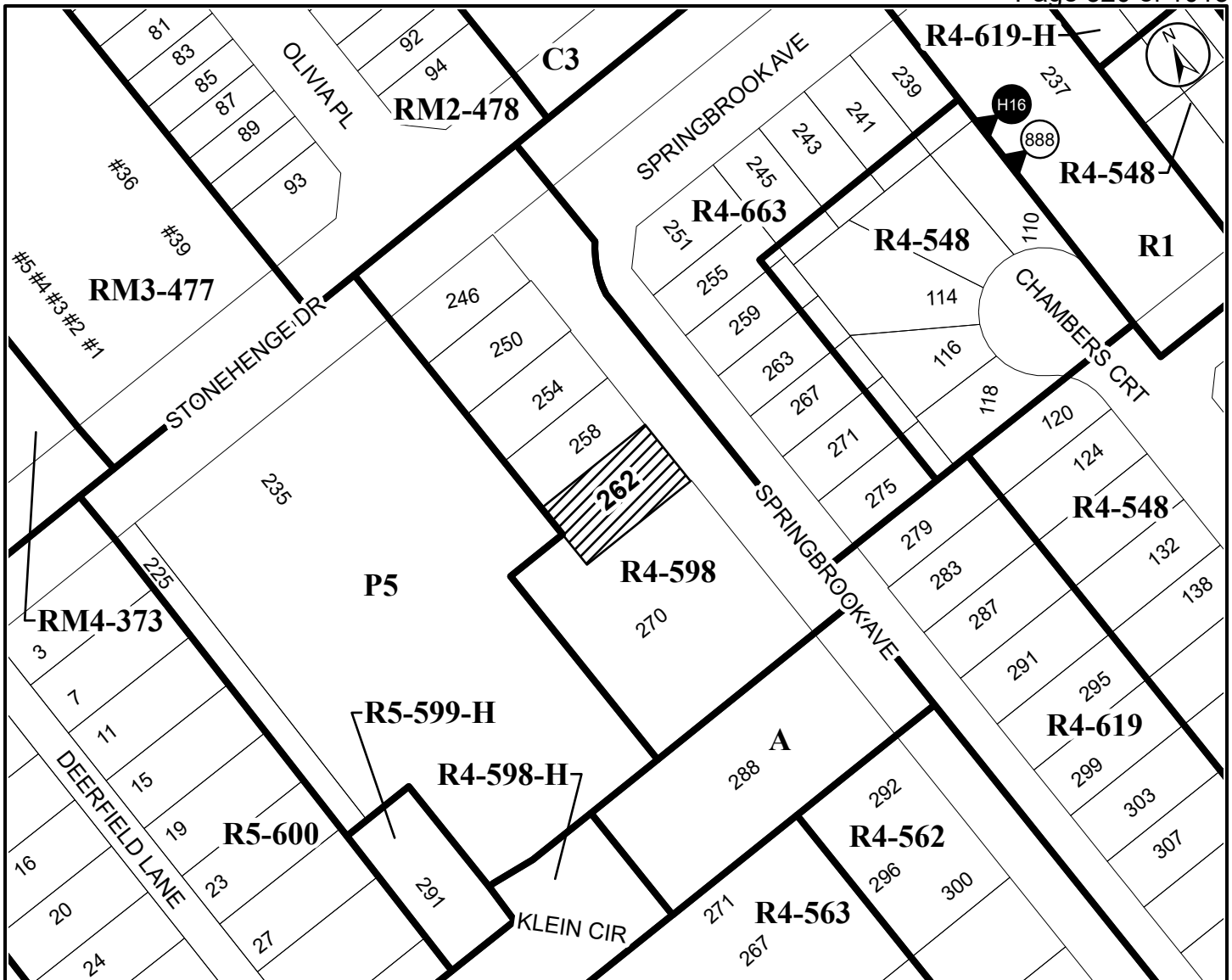
Building Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Notes:	<p>Building Permit # 23-107096, issued on August 1, 2023 to construct a 22m² covered porch in the rear yard of the single family dwelling remains not finalized.</p> <p>A building permit is required for the construction the proposed two-storey rear deck addition to the existing single detached dwelling.</p> <p>Be advised that Ontario Building Code regulations may require specific setback and construction types.</p>

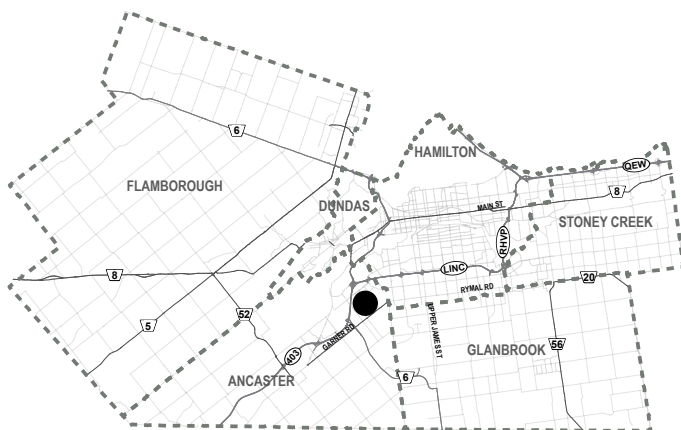
Transportation Planning:

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Notes:	

Please Note: Public comment will be posted separately, if applicable.



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



262 Springbrook Avenue, Ancaster
(Ward 12)

File Name/Number:
A-24:80

Date:
September 12, 2024

Technician:
SH

Scale:
N.T.S.

Appendix "A"



Hamilton



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
Minor Variance

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.:	A-24:191	SUBJECT PROPERTY:	70 Seneca Drive, Ancaster
ZONE:	ER - Existing Residential and R2 - Low Density Residential - Large Lot	ZONING BY-LAW:	Zoning By-law Ancaster 87-57 and Hamilton 05-200

APPLICANTS: Owner: Marcie Hall
Applicant: Sabih Ul islam

The following variances are requested:

1. To permit a minimum rear yard setback of 4.3 metres whereas the by-law requires a minimum rear yard setback of 7.5 metres.

PURPOSE & EFFECT: So as to facilitate the construction of an accessory building (gazebo) to complement the existing single detached dwelling.

Notes: 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:

DATE:	Tuesday, September 24, 2024
TIME:	2:05 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	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:

A-24:191

- 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 September 20, 2024

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 September 23, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:191, 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 a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer 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.



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

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. 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. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

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

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

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 on the Notice of Public Hearing.

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

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

70 SENECA DR, ANCASTER, ON L9G 3B8

SCOPE OF WORK:
ADDITION OF A NEW GAZEBO IN THE BACKYARD OF THE HOME

- ONTARIO BUILDING CODE 2012 AND NATIONAL BUILDING CODE (2015).

1.WOOD CONSTRUCTION NOTES

1. ALL WOOD FRAMING INCLUDING BRIDGING, NAILING AND OTHER DETAILS SHALL BE IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS, CSA-086.1 AND THE CURRENT BRITISH COLUMBIA BUILDING CODE.
2. ALL WOOD FRAMING TO BE SPF#2 OR BETTER BEARING THE GRADE STAMP OF AN AGENCY CERTIFIED BY THE CANADIAN LUMBER STANDARDS ACCREDITATION BOARD UNLESS NOTED OTHERWISE.
3. PLYWOOD FOR ROOFS, FLOORS AND WALLS SHALL BE EXTERIOR GRADE DOUGLAS FIR PLYWOOD TO CSA-0121 OR CANADIAN SOFTWOOD PLYWOOD TO CSA-0151 U.N.O.
4. THE USE OF FINGER JOINTED WOOD MEMBERS FOR STRUCTURAL MEMBERS SHALL BE RESTRICTED TO THOSE LOADED IN AXIAL COMPRESSION ONLY. USE OF FINGER JOINTED WOOD MEMBERS FOR EXTERIOR STUDS AND NON-COMPRESSION MEMBERS IS NOT ACCEPTABLE. FINGER JOINTED STUDS SHALL NOT BE USED FOR SHEAR WALL HOLD-DOWN BUILT-UP POSTS.
5. EXTERIOR WALLS IN EXCESS OF 3600mm (12'-0") SHALL HAVE BLOCKING AT 2400mm (8'-0") O/C MAX.
6. WALL STUDS SHALL NOT BE NOTCHED, DRILLED OR OTHERWISE DAMAGED SO THAT THE UNDAMAGED PORTION OF THE STUD IS LESS THAN TWO THIRDS (2/3) OF THE DEPTHS OF THE STUD IF THE STUD IS LOAD BEARING OR 40mm (1 1/2") IF THE STUD IS NON-LOAD BEARING UNLESS THE STUDS ARE SUITABLY REINFORCED. SUCH REINFORCEMENT SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
7. TOP AND BOTTOM PLATES IN WALLS SHALL NOT BE NOTCHED, DRILLED OR OTHERWISE DAMAGED SO THAT THE UNDAMAGED WIDTH IS LESS THEN 50mm (2") UNLESS THE PLATES ARE SUITABLY REINFORCED. SUCH REINFORCEMENT SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
8. ALL POSTS AND BUILT-UP STUDS ARE TO BE CARRIED DOWN TO FOUNDATION INCLUDING SOLID BLOCKING AT EACH FLOOR/DECK LEVEL.

COMMON NAIL SIZE: MIN SHANK DIAMETER.
64mm (2 1/2") 75mm (3")
3.25mm (0.128")

2.TIMBER FRAMING

ALL FRAMING, BRIDGING, NAILING, PROTECTION, HARDWARE AND OTHER FRAMING DETAILS ARE TO BE IN ACCORDANCE WITH PART 9 OF THE CANADIAN BUILDING CODE, LATEST EDITION, UNLESS NOTED OTHERWISE.

EXTERIOR WALL SHEATHING TO BE 12 mm (1/2") EXTERIOR GRADE FIR PLYWOOD NAILED AT 150 mm (6") c/c ALONG EDGES AND 300 mm (12") c/c ON INTERMEDIATE FRAMING MEMBERS. SHEATHING PROVIDES LATERAL SUPPORT FOR FRAMING AND MUST BE NAILED TO EACH STUD.

FLOOR SHEATHING TO BE 16 mm (5/8") T & G FIR PLYWOOD SUB FLOOR GLUED AND NAILED SECURELY TO ALL JOISTS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, THE CONTRACTOR SHALL PROVIDE STANDARD SIMPSON STRONGTIE HARDWARE OR APPROVED EQUIVALENT FOR ALL JOIST HANGERS, BEAM HANGERS, BEAM SEATS, POST ANCHORS, ETC. MEMBERS SHALL BE ALIGNED LEVEL AND PLUMB, WITHIN A TOLERANCE OF 1 IN 500.

MAKE ADEQUATE PROVISIONS FOR ERECTION STRESSES AND FOR SUFFICIENT TEMPORARY BRACING TO KEEP THE STRUCTURAL FRAME PLUMB AND IN TRUE ALIGNMENT UNTIL THE COMPLETION OF THE ENTIRE FRAMING INCLUDING INSTALLATION OF THE FLOOR AND WALL SHEATHING.

FRAME AROUND ALL OPENINGS WITH DOUBLE HEADERS AND TRIMMERS NAILED TOGETHER WITH TWO ROWS OF 89 mm (3 1/2") SPIRAL NAILS AT 200 mm c/c (8" c/c) STAGGERED UNLESS NOTED OTHERWISE. DO NOT SPLICE MEMBERS BETWEEN SUPPORTS.

ALL BEAMS SUPPORTED ON TIMBER WALLS ARE TO BEAR ON BUILT UP POSTS OR BE CONNECTED TO OTHER BEAMS WITH METAL BEAM HANGERS. PRESSURE NAILING PLATES WILL NOT BE ACCEPTED.

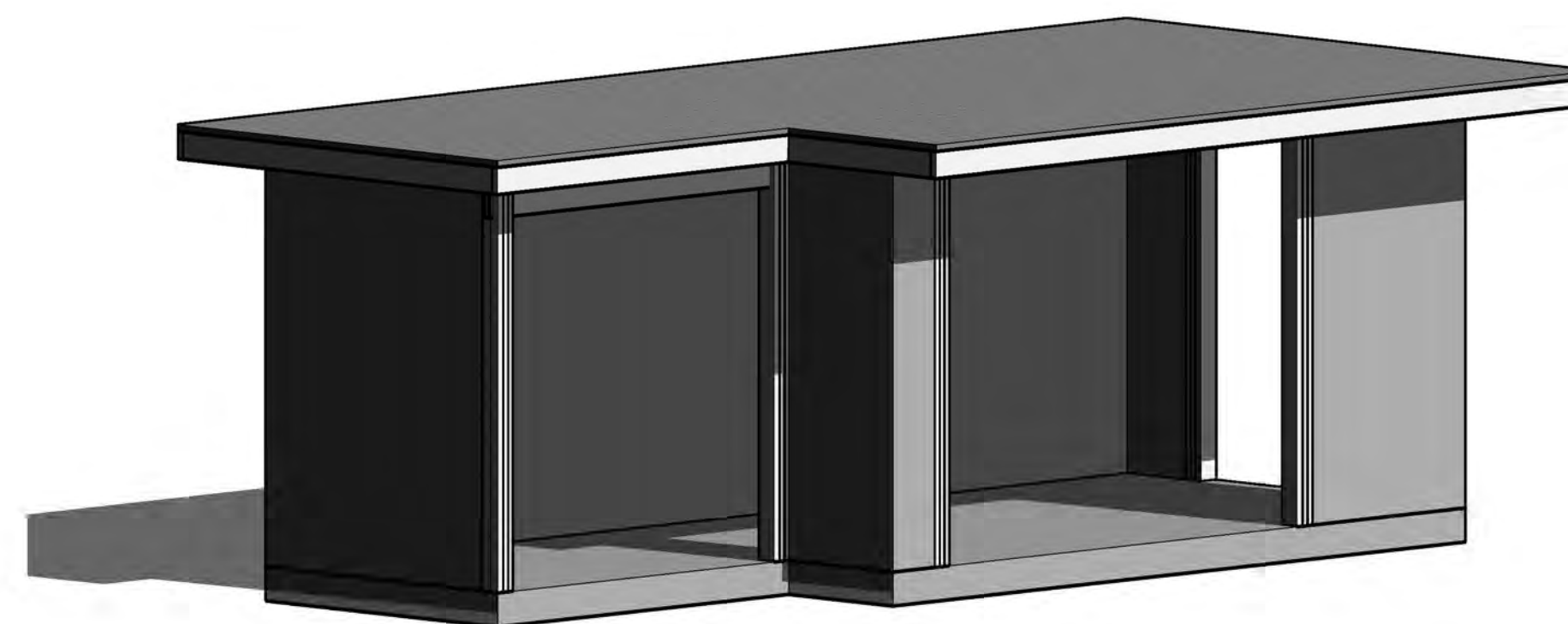
ALL BUILT UP POSTS ARE TO BE CONSTRUCTED CONTINUOUSLY TO THE FOUNDATION WITH TRANSFER BLOCKING AT EACH FLOOR FRAMING. POSTS ARE TO CONTINUE TO FOUNDATIONS EVEN IF SUPPORTED ON LOADBEARING STUD WALLS. UNLESS NOTED OTHERWISE ON THE DRAWINGS.

BUILT UP POSTS OF 2 OR 3 PLY SHALL BE NAILED TOGETHER AT 150 mm (6") c/c STAGGERED UNLESS NOTED OTHERWISE.

PROVIDE DOUBLE FLOOR JOISTS AT ALL NON-LOADBEARING AND LOADBEARING PARTITION WALLS SPANNING PARALLEL TO.

3.FOUNDATIONS

1. FOUND ALL FOOTINGS ON SOIL CAPABLE OF SUSTAINING AN UNFACTORED BEARING STRESS OF 100 kN/m².
2. DO NOT EXCEED A RISE OF 7 IN A RUN OF 10 IN THE LINE OF SLOPE BETWEEN ADJACENT FOOTING EXCAVATIONS OR ALONG STEPPED FOOTINGS. FOR STEPPED FOOTINGS, USE STEPS NOT EXCEEDING 600 mm (2'-0") IN HEIGHT AND 1200 mm (4'-0") (MIN.) IN LENGTH.
3. PROVIDE A VAPOUR RETARDER MEMBRANE COVER OVER THE PREPARED BASE MATERIAL BELOW SLABS-ON-GRADE, WHERE NOTED ON THE DRAWINGS. LAP JOINTS OF MEMBRANE 150 mm (6") AND TAPE WITH MATERIAL AS RECOMMENDED BY MEMBRANE MANUFACTURER.



Sheet List	
Sheet Name	Sheet Number
Cover Sheet	A101
Site Plan	A102
Foundation Plan	A103
WALL PLAN	A104
Gazebo Framing Plan	A105
Side Elevations	A106
Front Elevation	A107
Sections	A108
Framing Connection Details - 1	A109
Framing Connection Details - 2	A110
FOUNDATION DETAIL	A111
FRAMING DETAIL	A112



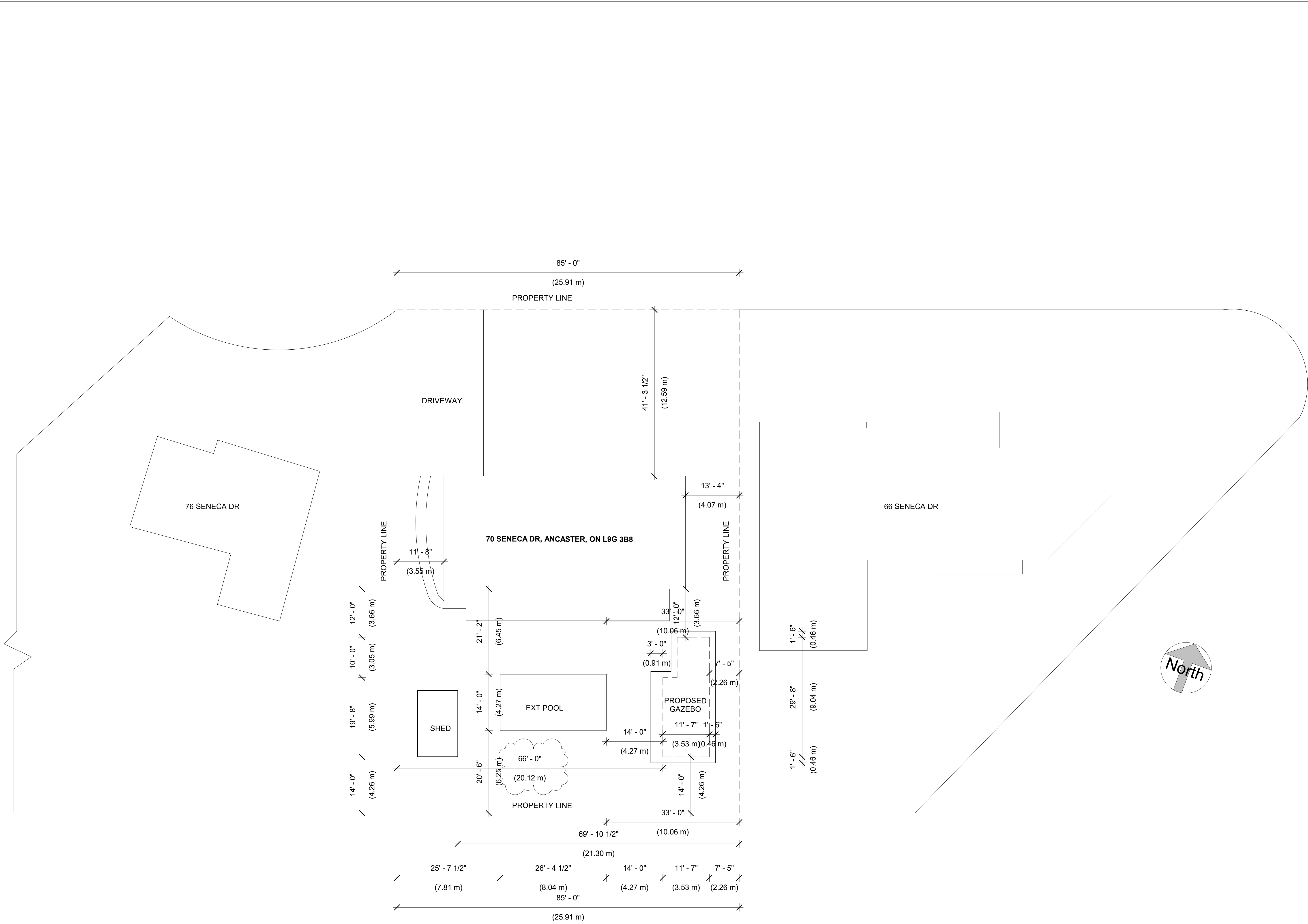
"CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK."

ENGINEER AND DESIGNER ARE NOT RESPONSIBLE FOR ANY DAMAGES OCCURED DURING CONSTRUCTION

70 Seneca Dr,
Ancaster, ON L9G 3B8

GAZEBO PERMIT DRAWINGS Cover Sheet

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A101	
Scale	



1 Site Plan
3/32" = 1'-0"



"CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK."

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70 Seneca Dr,
Ancaster, ON L9G 3B8

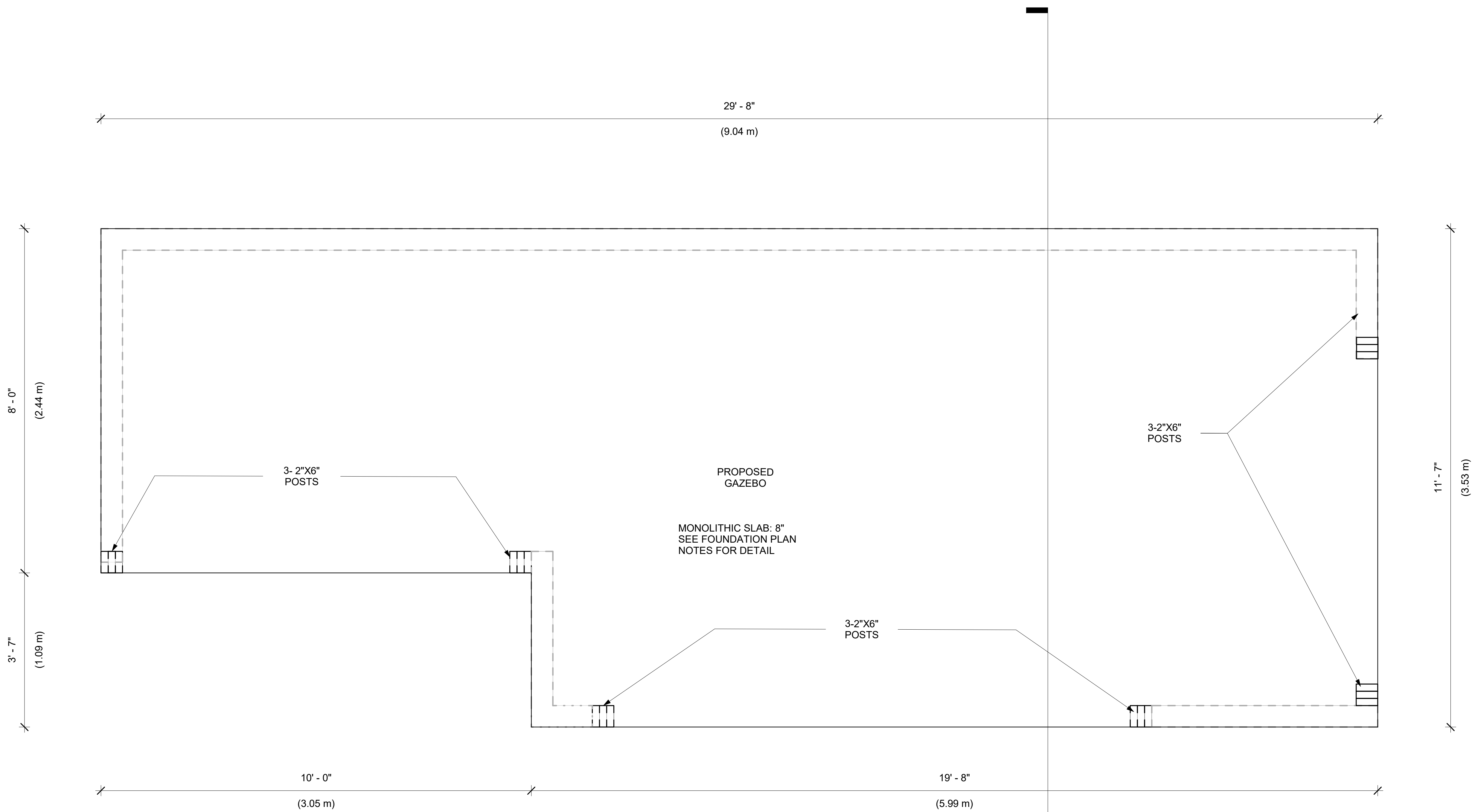
GAZEBO PERMIT
DRAWINGS

Site Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A102

Scale 3/32" = 1'-0"



STRUCTURAL FLOATING SLAB:

- SUBGRADE SHALL BE SUITABLE FOR 1500 PSF (75kPa) SAFE BEARING AND NOT HIGHLY FROST SUSCEPTIBLE, UNLESS NOTED
- PREPARE THE AREA FOR THE PROPOSED STRUCTURE BY REMOVING ALL TOPSOIL AND ORGANIC MATERIAL FROM THE AREA OF THE BUILDING.
- SLOPE GRADE TO DRAIN AWAY FROM BUILDING.
- BEAR SLAB ON MIN. 5" GRANULAR 'A' FILL /COMPACTED TO 98% SPDD/ OR 3/4" CRUSHED STONE ON SOUND ORIGINAL SUBGRADE, UNLESS

FOUNDATION DIMENSIONS:

- EXTERIOR OVERALL DIMENSIONS ARE TO OUTSIDE FACE OF FOUNDATION SLAB, UNLESS NOTED OTHERWISE.
- OUTSIDE FACE OF SLAB ON GRADE IS OFFSET 1/2" FROM STUD FACE ABOVE, UNLESS NOTED OTHERWISE.
- EXTERIOR DIMENSIONS TO OPENINGS ARE TO CENTER OF THE OPENING.
- EXTERIOR DIMENSIONS TO INTERIOR BEARING WALLS ARE TO THE CENTER OF BEARING WALL.

① Foundation Plan
3/4" = 1'-0"



"CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK."

ENGINEER AND DESIGNER ARE NOT RESPONSIBLE FOR ANY DAMAGES OCCURED DURING CONSTRUCTION

70 Seneca Dr,
Ancaster, ON L9G 3B8

**GAZEBO PERMIT
DRAWINGS**
Foundation Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A103	
Scale	3/4" = 1'-0"

FRAME CONSTRUCTION:

- ALL FRAMING LUMBER TO BE NO 1 AND NO 2 SPF UNLESS NOTED OTHERWISE.
- ROOF LOADING IS BASED ON 1 5KPA SPECIFIED COMPOSITE SNOW AND RAIN LOADS.
- JOISTS TO HAVE MIN 1-1/2" (38MM) END BEARING.
- BEAMS TO HAVE MIN 3-1/2" (89MM) END BEARING.
- DOUBLE STUDS OPENINGS
- DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3-11" (1200MM) AND 10-6" (3200MM).
- DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2-7" (800MM) AND 6-7" (200MM).
- DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS
- BEAMS TO BE PLACED UNDER LOAD BEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS
- BEAMS MAY BE A MAX 24" (600MM) FROM LOADBEARING WALLSWHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS.
- APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS.
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400MM) BEYOND SUPPORTS FOR 2" X 8" (38MM X 184MM).
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600MM) BEYOND SUPPORTS FOR 2" X 10" (38MM X235MM) OR LARGERWINDOWS.
- WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER .
- WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALLHAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 16 W/(M2 K) OR.
- AN ENERGY RATING OF NOT LESS THAN 25 FOR WINDOWS-BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING.
- SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF28W/(M2K) FOR GROSS GLAZED AREAS LESS THAN AND EQUALTO 17%.

WALL FRAMING SCHEDULE:

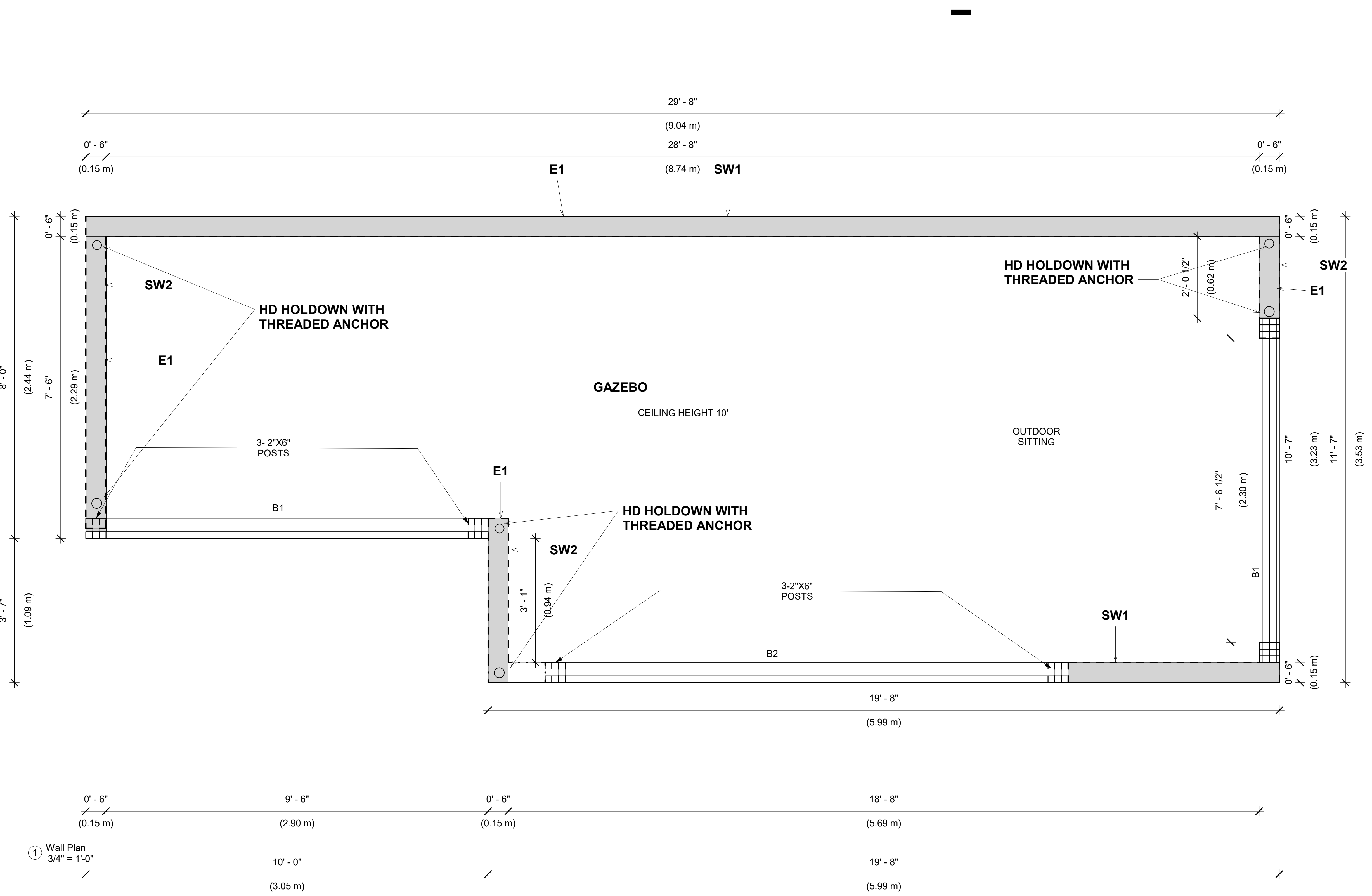
E1: VINYL SIDING LAP SIDING 0.5"
TYVEK HOUSEWRAP
1/2" OSB SHEATHING
2 x6 IN. SELECT STRUCTURAL STUDS AT 16" O.C.
6 MIL POLY VAPOUR BARRIER
1/2" OSB SHEATHING

SUPPORT BEAM ASSEMBLY:

B1: DESIGN LOAD: DEAD LOAD: 3KN/M LIVE LOAD: 0
SNOW LOAD: 52.2 PSF
SPAN 9'
BEAM: 3 - 2" X 10"
KING STUDS: 3 - 2 X 6 (EACH END)
JACK STUDS: 3 - 2 X 6 (EACH END)

B2: DESIGN LOAD: DEAD LOAD: 3KN/M LIVE LOAD: 0
SNOW LOAD: 52.2 PSF
SPAN 12' 0"
BEAM: 3 - 2" X 12" OR 2.0E 1-3/4" X 11-7/8" LVL
KING STUDS: 3 - 2 X 6 (EACH END)
JACK STUDS: 3 - 2 X 6 (EACH END)

NOTES:
USE METAL HURRICANE STRAPS TO CONNECT THE BEAM TO THE JACK STUDS.
PROVIDE TEMPORARY SHORING DURING INSTALLATION.



① Wall Plan
3/4" = 1'-0"

TIMBER SHEAR WALL SCHEDULE

FLOOR	LEGEND	SW1	SW2	SW3
SEE PLAN	TOP PLATE FASTENERS	SDS25600 @ 16" O/C	SDS25600 @ 12" O/C	SDS25600 @ 8" O/C
	SHEATHING	1/2" 2 SIDE	1/2" 2 SIDE	1/2" 2 SIDE
	EDGE NAILING	2 1/2" @ 6" O/C	2 1/2" @ 4" O/C	2 1/2" @ 3" O/C
	END POST	MIN 2-PLY END POST U.N.O	MIN 2-PLY END POST U.N.O	MIN 3-PLY END POST U.N.O
	BOTTOM PLATE FASTENERS	1/2" DIA ABOLTS @ 32" O/C OR SDS25600 @ 16" O/C	1/2" DIA ABOLTS @ 24" O/C OR SDS25600 @ 12" O/C	1/2" DIA ABOLTS @ 16" O/C OR SDS25600 @ 8" O/C
	HOLD-DOWN	SEE PLAN	SEE PLAN	SEE PLAN
	ANCHOR ROD	L-ANCHOR BOLT @ 4" O.C.	L-ANCHOR BOLT @ 4" O.C.	SEE PLAN

- SHEAR WALL SCHEDULE NOTES:**
- SEE FRAMING PLANS FOR SHEAR WALL TYPE AND LOCATIONS.
 - SHEATHING MAY BE INSTALLED VERTICALLY OR HORIZONTALLY.
 - PANEL JOINTS ARE NOT ACCEPTABLE AT END POST LOCATIONS.
 - SHEAR WALL SCL RIMBOARDS AND BLOCKING ARE TO BE 1 3/4" MINIMUM.
 - SHEATHING SHOULD BE DRY PLYWOOD OR OSB GRADE 1R242F16.
 - OSB MAY ONLY BE USED FOR INTERIOR SHEAR WALLS UNLESS APPROVED BY ARCH.
 - 7/16" OSB GRADE 1R242F16 MAY BE USED TO REPLACE 1/2" PLYWOOD WHEN STUD SPACING DOES NOT EXCEED 16" O.C.
 - NAILING SPACING AT SHEAR WALLS PANEL EDGES TO BE IN ACCORDANCE WITH THE TIMBER SHEAR WALL SCHEDULE.
 - NAILING SPACING AT PANEL INTERIOR SUPPORTS TO HAVE THE SAME SIZE AS THE EDGE NAILING WITH SPACING AT 300mm (12") O.C.
 - DOUBLE STUD AND BLOCKING REQUIRED WHEN 64mm (2 1/2") NAILING EDGE SPACING IS 50mm (2") OR FOR ALL SHEAR WALLS WHERE 76mm (3") NAILS ARE SPECIFIED.
 - 64mm (2 1/2") NAILS ARE TO BE 3.25mm (0.128") DIAMETER, 76mm (3") NAILS ARE TO BE 3.66mm (0.144").
 - SAMPLES OF NAILS TO BE USED IN SHEAR WALL CONSTRUCTION ARE TO BE PROVIDED TO THE STRUCTURAL ENGINEER PRIOR TO FRAMING.
 - WHERE SHEATHING IS INSTALLED ON BOTH SIDES OF THE WALL AND NAIL SPACING IS LESS THEN 150mm (6") O.C PANEL JOINTS ARE TO BE STAGGERED.
 - REFER TO SHEAR WALL DETAILS FOR TYPICAL SHEAR WALL AND DIAPHRAGM CONSTRUCTION DETAILS.
 - HOLD DOWN SYSTEM AS PROVIDED BY SIMPSON-STRONG-TIE, EARTHBOUND TO BE DESIGNED FOR THE FORCES ABOVE. SUPPLIER TO PROVIDE CONFIRMATION THAT HOLD DOWN ANCHORAGE INSTALLATION HAS BEEN COMPLETED IN ACCORDANCE WITH SUPPLIER SPECIFICATION.
 - REGARDLESS OF SHEAR WALL LENGHT, SHEAR WALL REQUIRE MIN 3 DISTRIBUTED TOP & BOTTOM PLATE FASTENERS, EQUALLY SPECIFIED.
 - CONTRACTORS TO CONFIRM SIMPSON STEEL STRONG WALL DIMENSION PRIOR TO ORDERING. NOTIFY THE ENGINEER OF ANY REQUIRED CHANGES.
 - HOLD DOWN MAY BE LOCATED WITH IN SHEAR WALL END POSTS WITH EQUAL PLIES EACH SIDE, OR WITH TWO PILES EXTERIOR SIDE AND REMAINING PLIES ON THE INTERIOR SIDE OF THE SHEAR WALL.



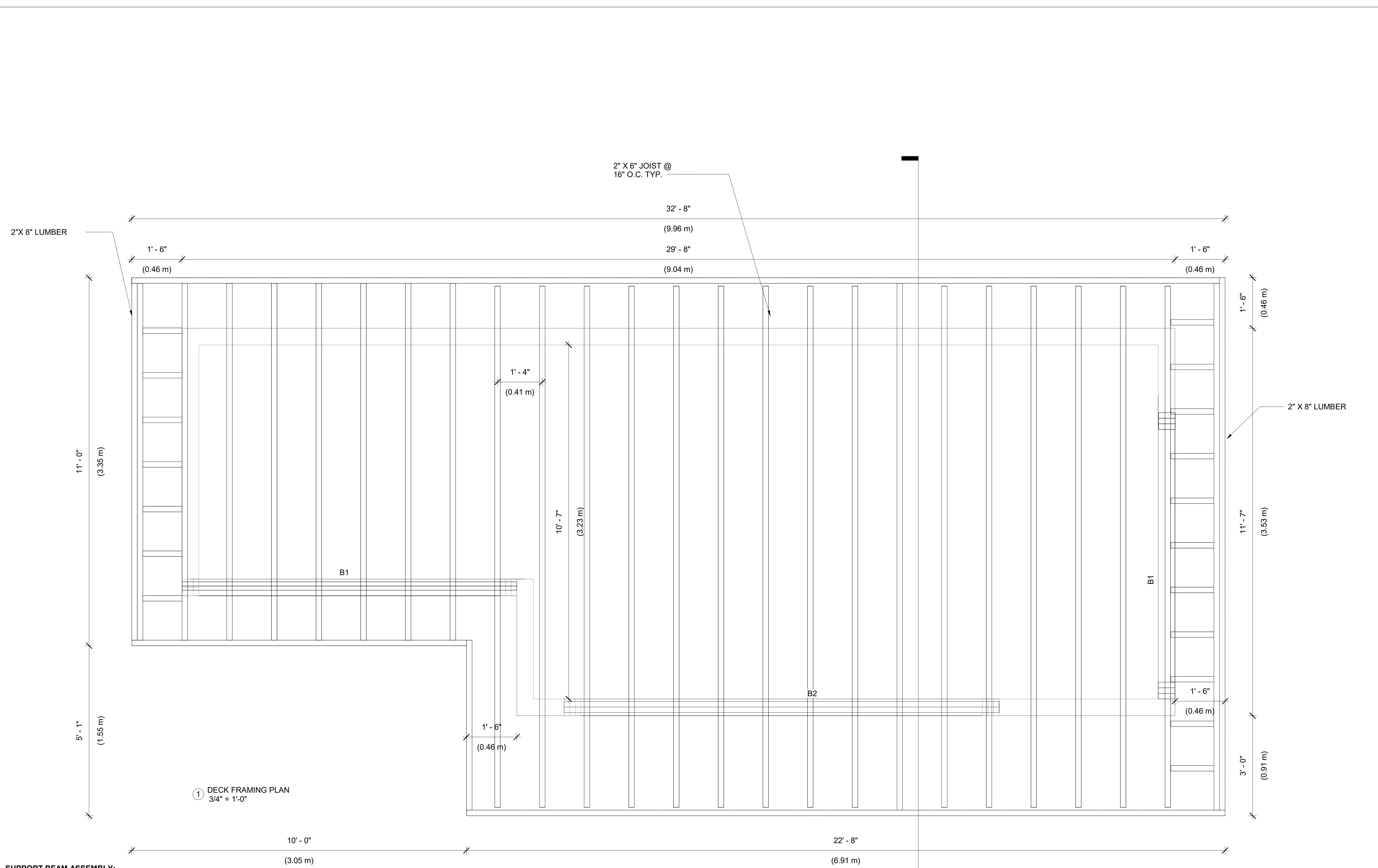
"CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK."

ENGINEER AND DESIGNER ARE NOT RESPONSIBLE FOR ANY DAMAGES OCCURED DURING CONSTRUCTION

70 Seneca Dr,
Ancaster, ON L9G 3B8

**GAZEBO PERMIT DRAWINGS
WALL PLAN**

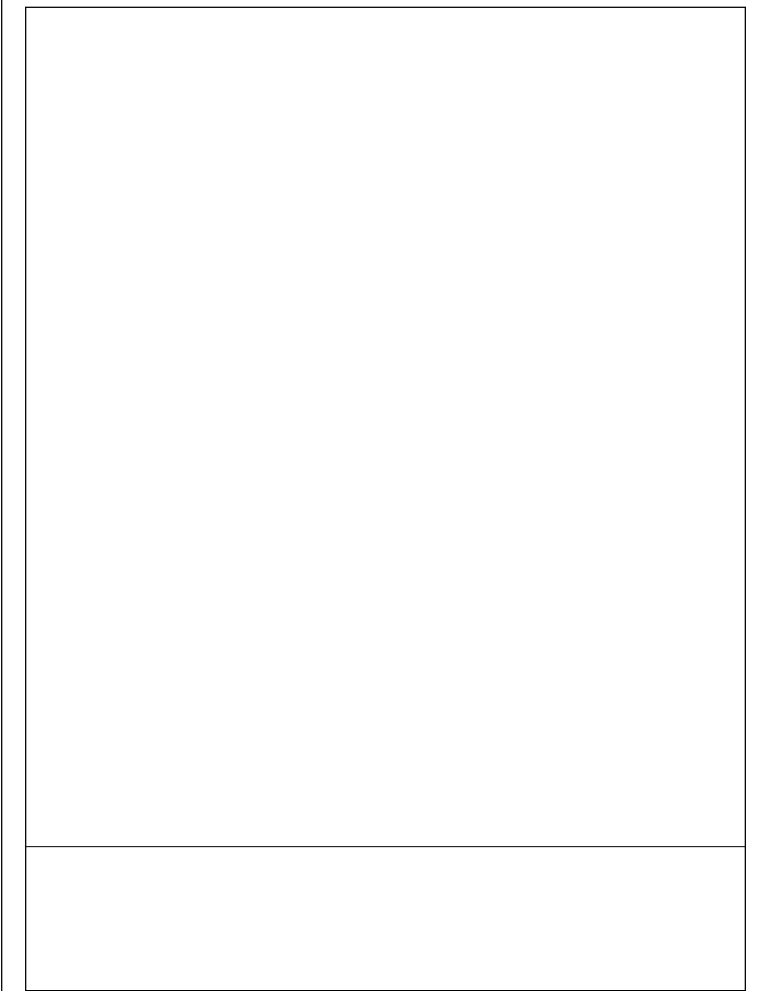
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A104	
Scale	As indicated




① DECK FRAMING PLAN
3/4" = 1'-0"

- SUPPORT BEAM ASSEMBLY:**
- B1: DESIGN LOAD: DEAD LOAD: 3kN/m LIVE LOAD: 0 SNOW LOAD: 52.2 PSF
SPAN 9'
BEAM: 3 - 2" x 10"
KING STUDS: 3 - 2 X 6 (EACH END)
JACK STUDS: 3 - 2 X 6 (EACH END)
 - B2: DESIGN LOAD: DEAD LOAD: 3kN/m LIVE LOAD: 0
SNOW LOAD: 52.2 PSF
SPAN 12' 0"
BEAM: 3 - 2" x 12" OR 2.0e 1-3/4" X 11-7/8" LVL
KING STUDS: 3 - 2 X 6 (EACH END)
JACK STUDS: 3 - 2 X 6 (EACH END)

NOTES:
USE METAL HURRICANE STRAPS TO CONNECT THE BEAM TO THE JACK STUDS.
PROVIDE TEMPORARY SHORING DURING INSTALLATION.





CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

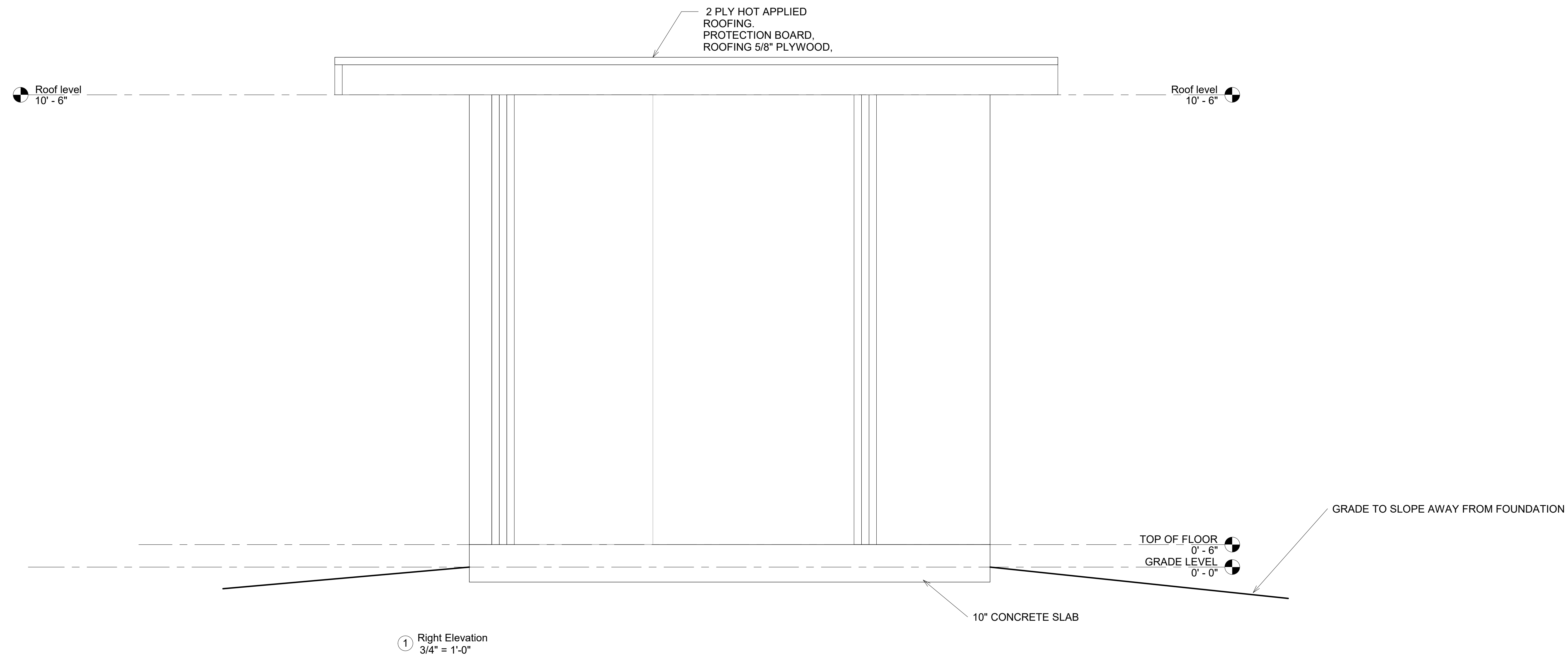
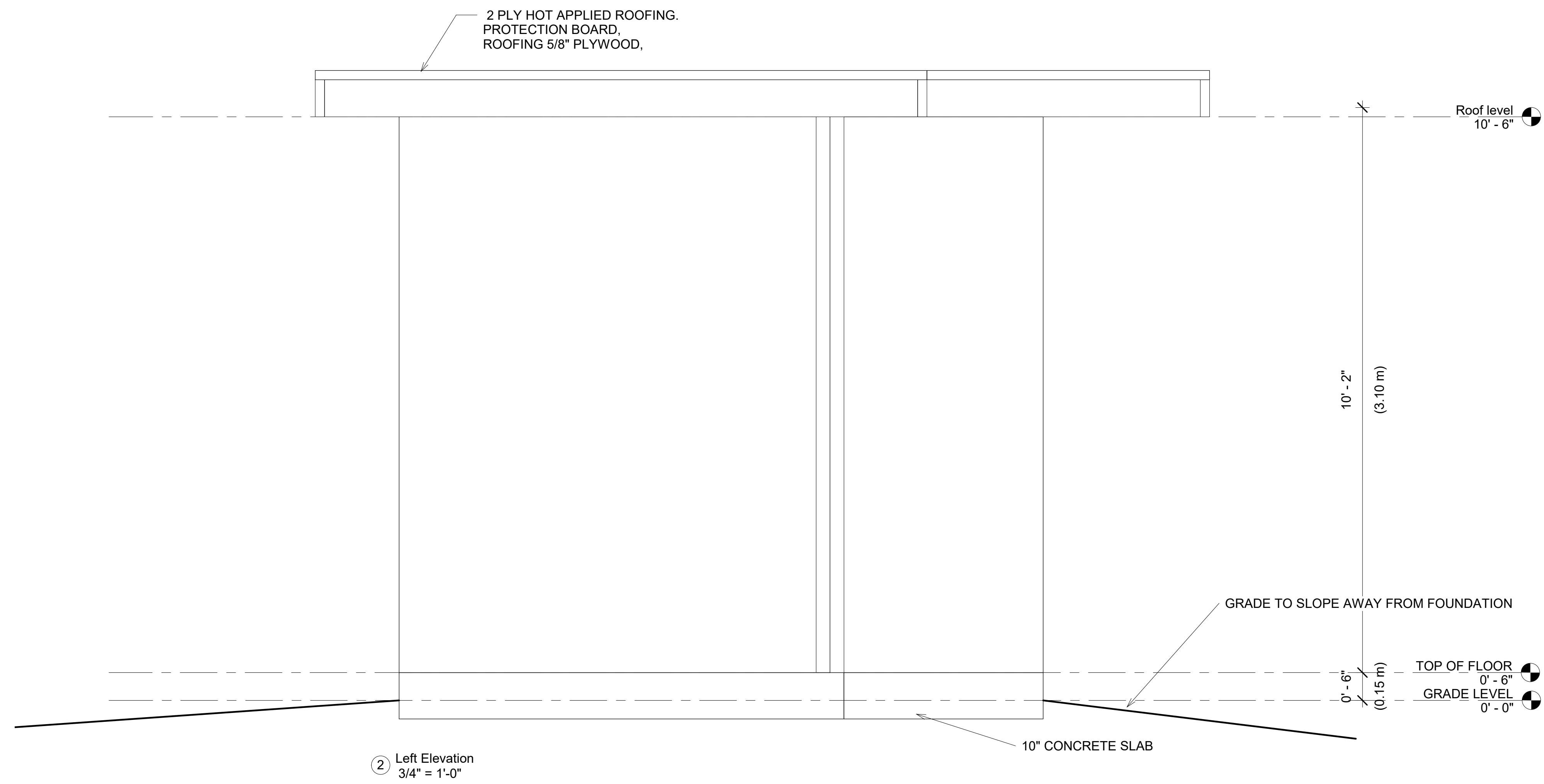
ENGINEER AND DESIGNER ARE NOT RESPONSIBLE FOR ANY DAMAGES OCCURRED DURING CONSTRUCTION.

**70 Seneca Dr,
Ancaster, ON L9G 3B8**

**GAZEBO PERMIT
DRAWINGS**

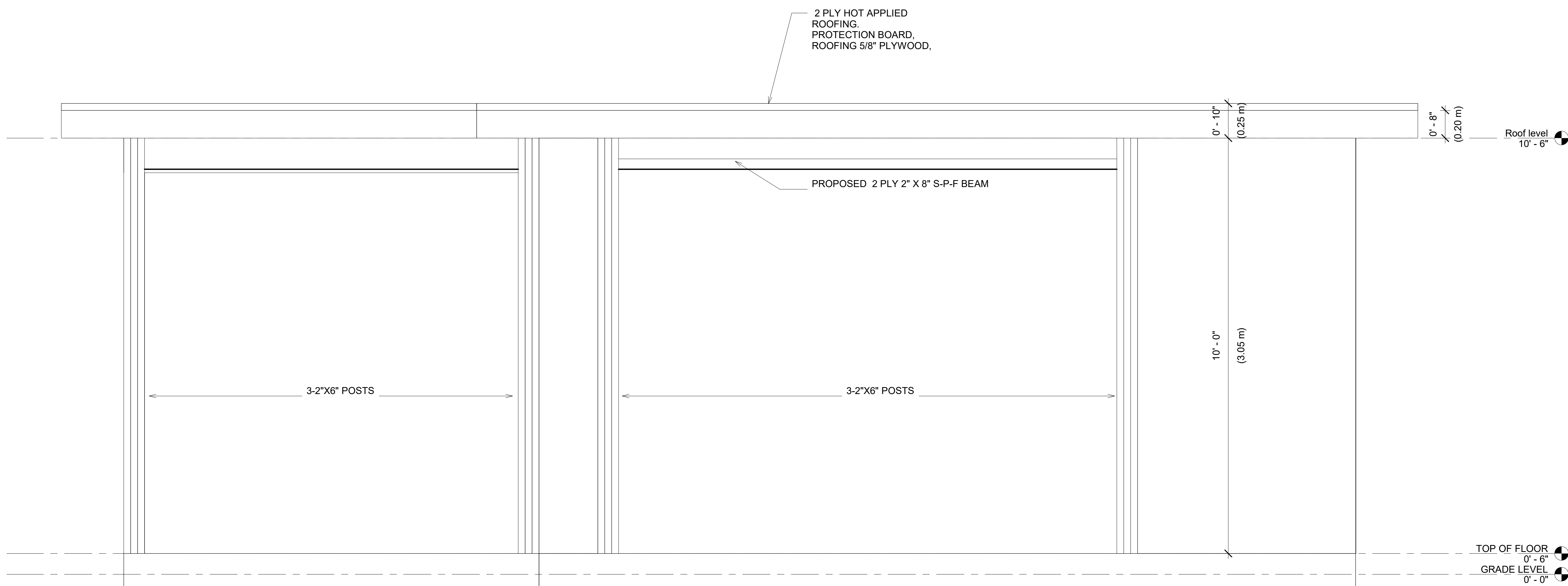
Gazebo Framing Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A105	
Scale	3/4" = 1'-0"



GAZEBO PERMIT DRAWINGS
Side Elevations

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A106	
Scale	3/4" = 1'-0"



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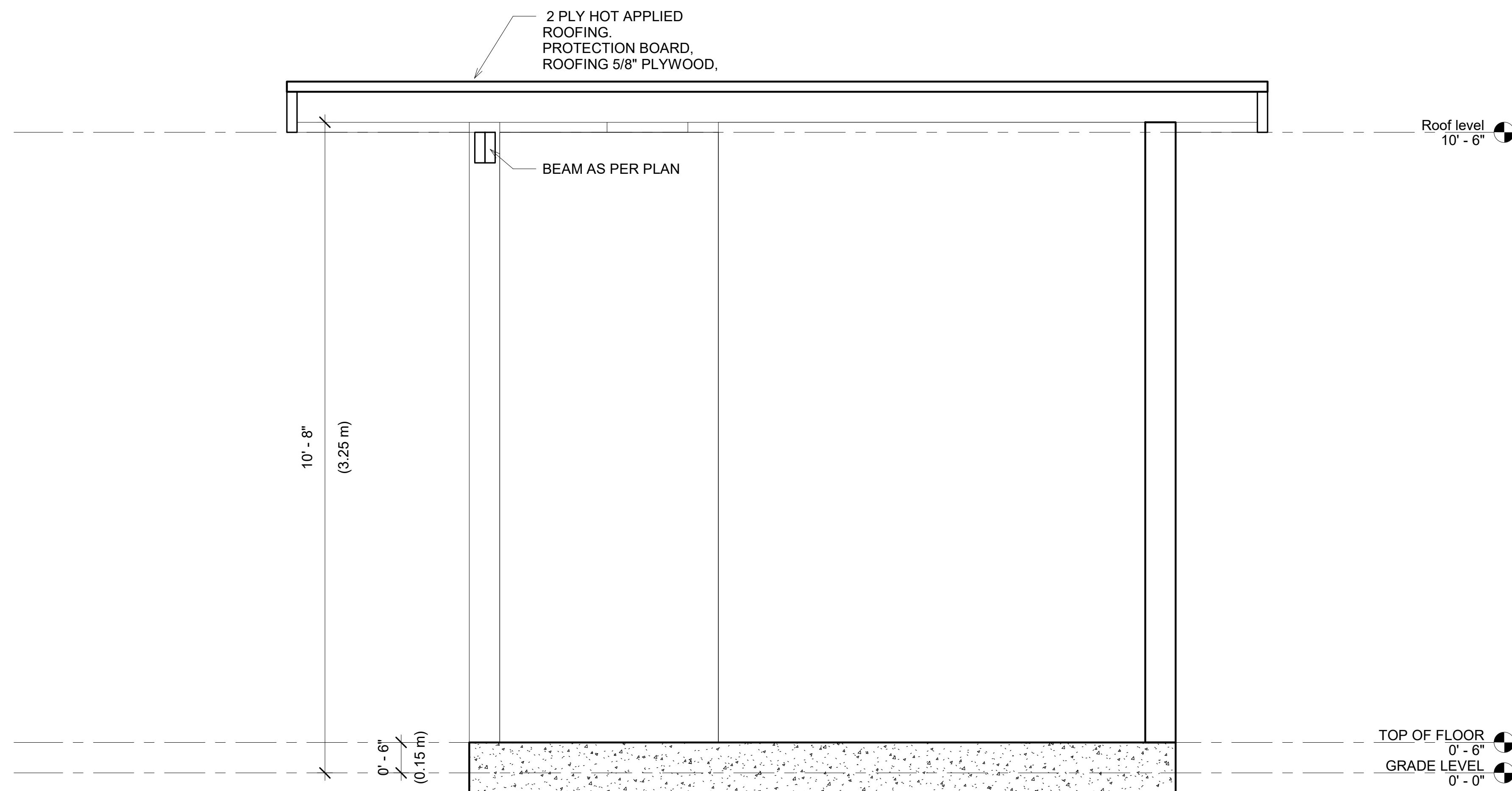
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GAZEBO PERMIT
DRAWINGS
Front Elevation

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A107

Scale 3/4" = 1'-0"



1 Section 2
3/4" = 1'-0"



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Ancaster, ON L9G 3B8

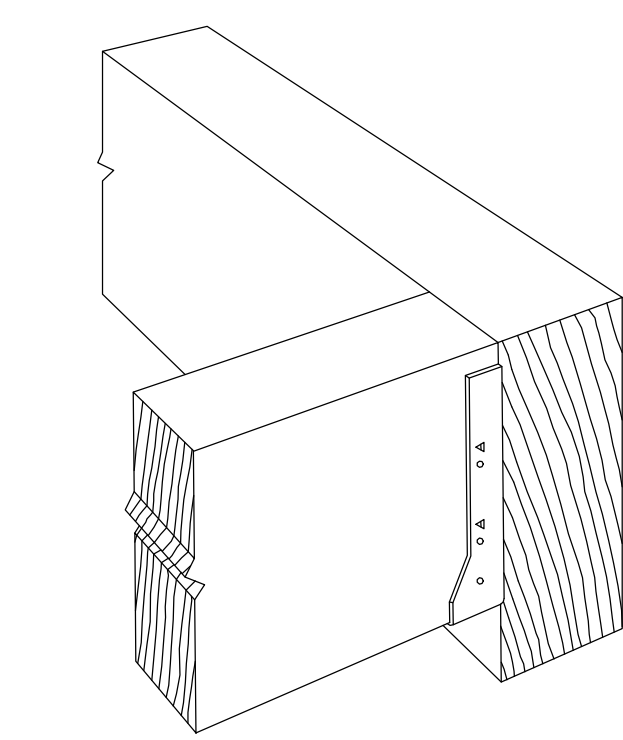
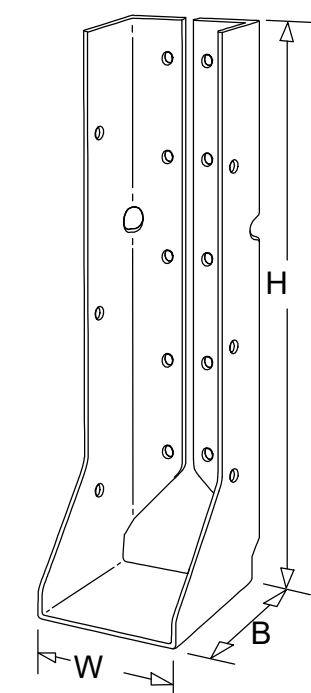
GAZEBO PERMIT
DRAWINGS

Sections

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A108

Scale 3/4" = 1'-0"



Installation:

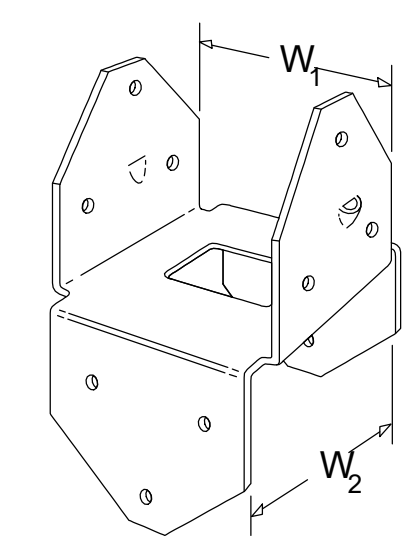
- For HUC installations, models have triangle and round holes. To achieve maximum loads, fill both round and triangle holes (fastener quantities listed fill both holes).
- For installations into single 2x headers or ledgers, use the specified full length fasteners into the joist and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
 - 10dx1½ nails for installations with Nails
 - SD #9x1½ for LUC26Z and LUC210Z installations with SD Screws

LUC
Typical HUC Installation (LUC Similar)

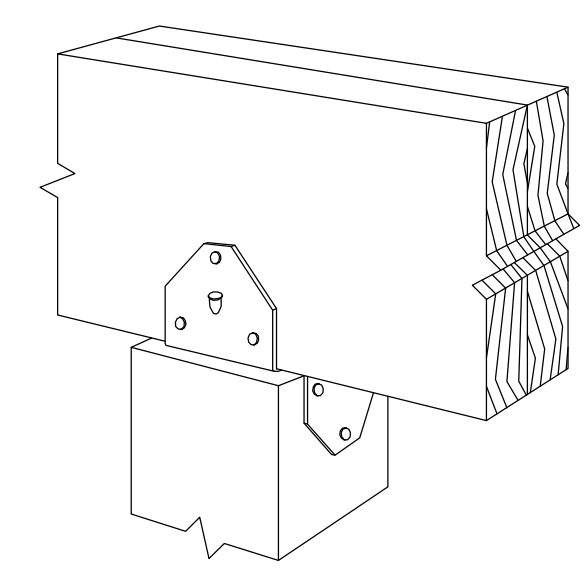
Model No.	Dimensions (in.)			Fasteners			
				Nails		SD Screws	
	W	H	B	Header	Joist	Header	Joist
☐ LUC26Z	1 9/16	4 3/4	1 3/4	6-10d	4-10dx1½	6-SD #9x2½	4-SD #9x1½
☐ LUC210Z	1 9/16	7 3/4	1 3/4	10-10d	6-10dx1½	10-SD #9x2½	6-SD #9x1½
☐ HUC26-2Z	3 1/8	5 3/8	2 1/2	12-16d	6-10d	-	-
☐ HUC28-2Z	3 1/8	7	2 1/2	14-16d	6-10d	-	-
☐ HUC210-2Z	3 1/8	8 13/16	2 1/2	18-16d	10-10d	-	-

1. ☐ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

A-108 LUC, HUC Joist Hangers by SIMPOSON STRONG TIE OR SIMILAR
1 NTS



BCS (BC Similar)



Typical BCS Installation (BC Similar)

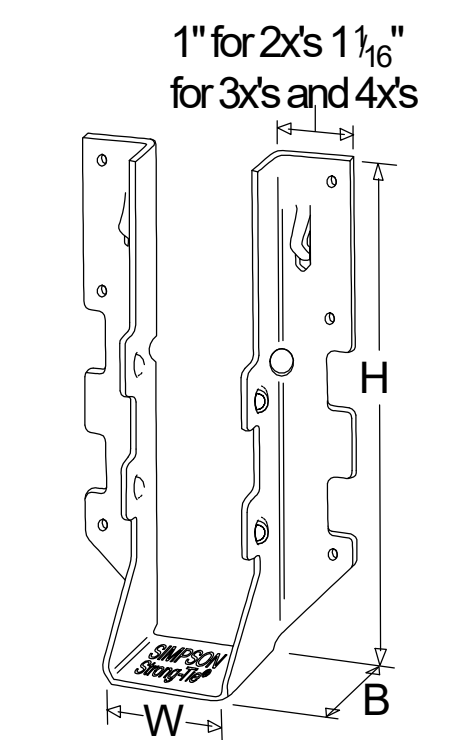
Installation:

- BCS: Install dome nails on beam; drive nails at an angle through the beam into the post below.
- BC: Do not install bolts into pilot holes.

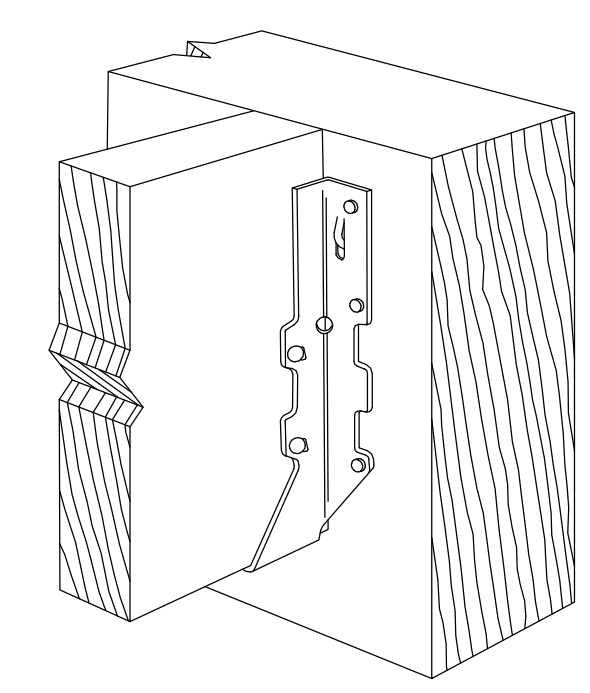
Model No.	Dimensions (in.)						Fasteners			
	W1	W2	L1	L2	H1	H2	Nails		SD Screws	
							Beam Flange	Post Flange	Beam Flange	Post Flange
☐ BC4Z	3 9/16	3 9/16	2 7/8	2 7/8	3	3	6-16d	6-16d	6-SD #10x1½	6-SD #10x1½
☐ BC6Z	5 1/2	5 1/2	4 3/8	4 3/8	3 3/8	3 3/8	12-16d	12-16d	-	-
☐ BCS2-2/4Z	3 1/8	3 9/16	2 7/8	2 7/8	2 15/16	2 15/16	8-10d	6-10d	8-SD #9x2½	6-SD #9x2½
☐ BCS2-3/6Z	4 5/8	5 9/16	4 3/8	2 7/8	3 5/16	2 15/16	12-16d	6-16d	-	-

1. ☐ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

A-108 BC, BCS Post Caps by SIMPOSON STRONG TIE OR SIMILAR
3 NTS



LUS



Typical LUS28Z Installation

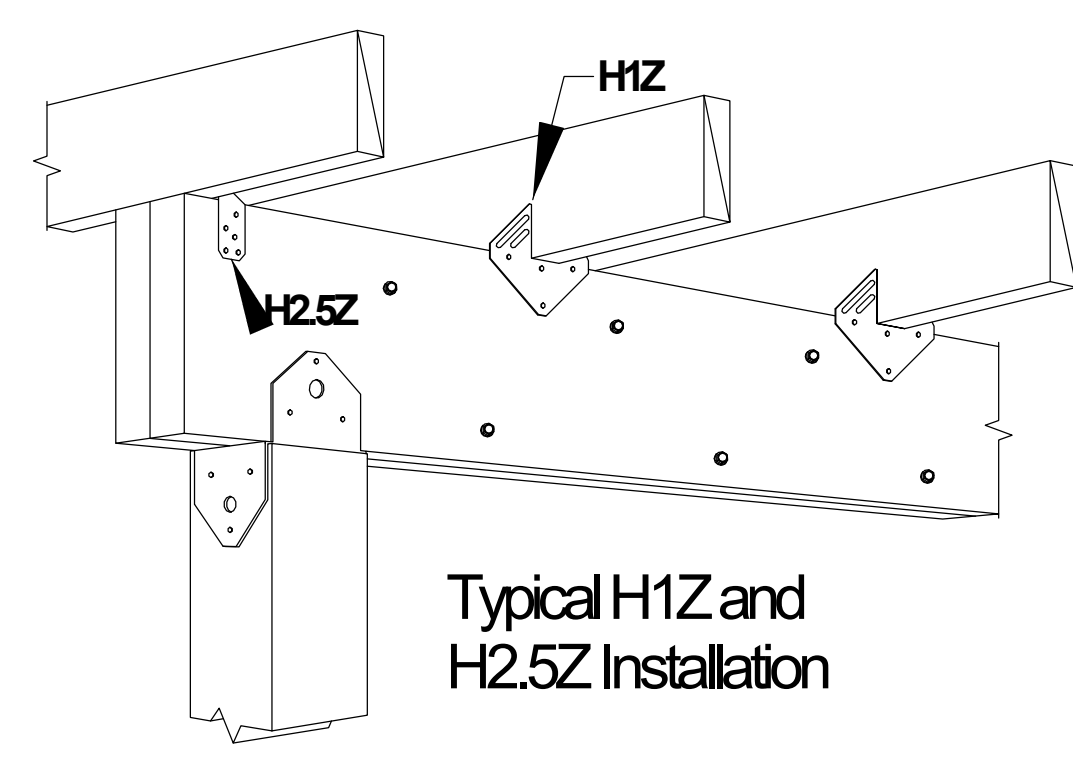
Installation:

- LUS hangers install with double shear nailing.
- For installations into single 2x headers or ledgers, use the specified full length fasteners into the joist and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
 - 10dx1½ nails for installations with Nails
 - SD #9x1½ for LUS28Z and LUS210Z installations with SD Screws
 - SD #10x1½ for LUS26-2Z and LUS210-2Z installations with SD Screws

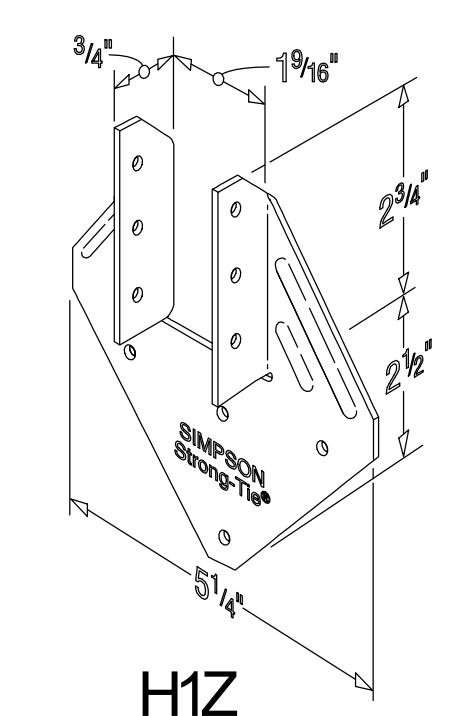
Model No.	Dimensions (in.)			Fasteners			
				Nails		SD Screws	
	W	H	B	Header	Joist	Header	Joist
☐ LUS26Z	1 9/16	4 3/4	1 3/4	4-10d	4-10d	-	-
☐ LUS28Z	1 9/16	6 5/8	1 3/4	6-10d	4-10d	6-SD #9x2½	4-SD #9x2½
☐ LUS210Z	1 9/16	7 13/16	1 3/4	8-10d	4-10d	8-SD #9x2½	4-SD #9x2½
☐ LUS26-2Z	3 1/8	4 7/8	2	4-16d	4-16d	4-SD #10x2½	4-SD #10x2½
☐ LUS210-2Z	3 1/8	9	2	8-16d	6-16d	8-SD #10x2½	6-SD #10x2½

1. ☐ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

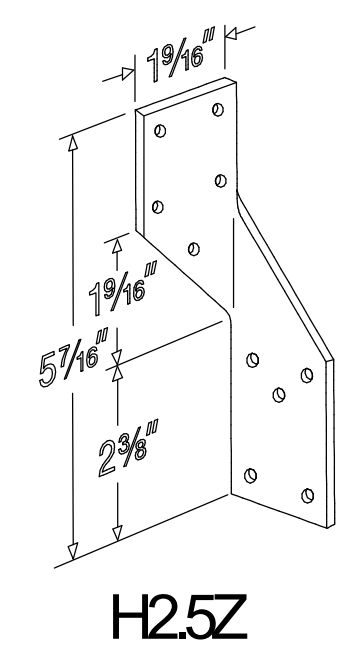
A-108 LUS Joist Hangers by SIMPOSON STRONG TIE OR SIMILAR
2 NTS



Typical H1Z and H2.5Z Installation



H1Z



H2.5Z

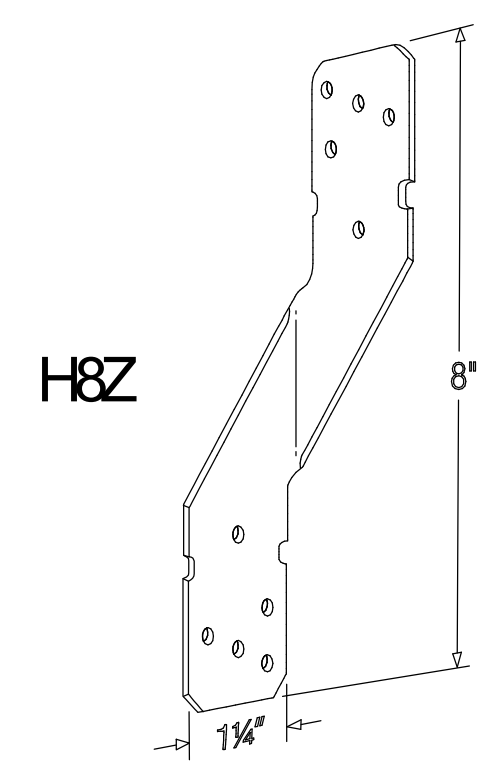
Installation:

- Use all specified fasteners.

Model No.	Fasteners			
	Nails		SD Screws	
	To Joist	To Beam	To Joist	To Beam
H1Z	6-8dx1½	4-8dx1½	6-SD #9x1½	4-SD #9x1½
H2.5Z	5-8dx1½	5-8dx1½	5-SD #9x1½	5-SD #9x1½
H8Z	5-10dx1½	5-10dx1½	5-SD #9x1½	5-SD #9x1½

1. ☐ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

A-108 H1Z by SIMPOSON STRONG TIE OR SIMILAR
4 NTS



H8Z



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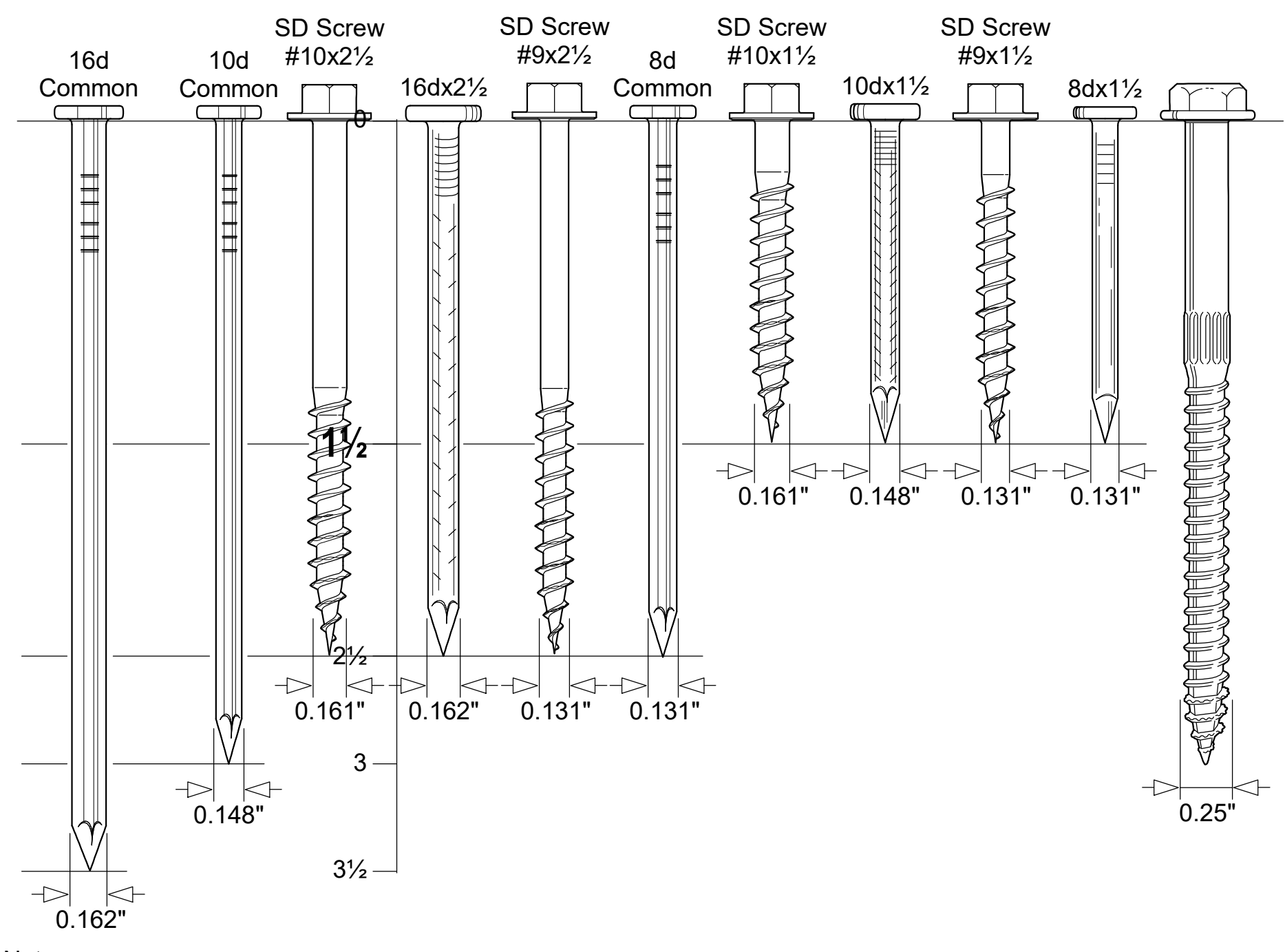
70 Seneca Dr,
Ancaster, ON L9G 3B8

GAZEBO PERMIT DRAWINGS
Framing Connection Details - 1

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A109

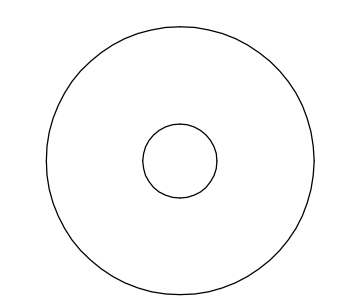
Scale 3/4" = 1'-0"



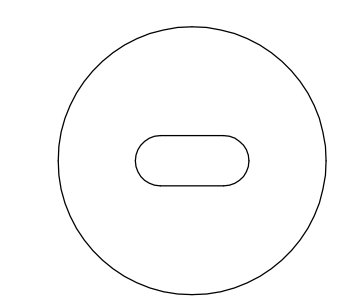
Fastener Notes:

1. The specified quantity, type and size of fastener must be installed in the correct holes on the connector to achieve published loads. Incorrect fastener selection or installation can compromise connector performance and could lead to failure.
2. Nail diameter assumes no coating. See technical bulletin T-NAILGUIDE for more information.
3. The Simpson Strong-Drive ® SD structural-connector screw is the only screw approved for use with our connectors.
4. NAIL reference in tables: 16d = 16d common, 10d = 10d common

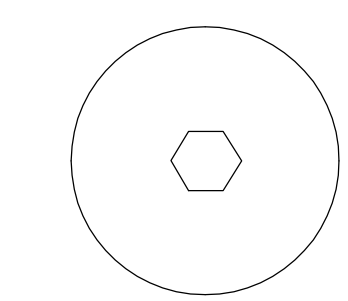
A-109 Fasteners by SIMPOSIN STRONG TIE OR SIMILAR
1 NTS



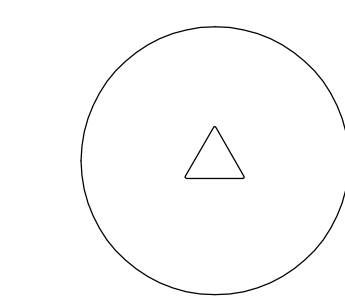
Round Holes
Purpose : to fasten a connector.
Fill requirements : always fill, unless noted otherwise.



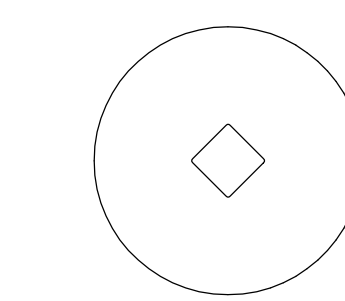
Obround Holes
Purpose : to make fastening a connector in a tight location easier.
Fill requirements : always fill.



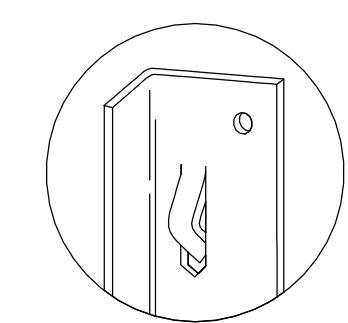
Hexagonal Holes
Purpose : to fasten a connector to concrete or masonry.
Fill requirements : always fill when fastening a connector to concrete or masonry.



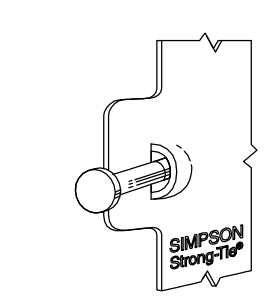
Triangular Holes
Purpose : to increase a connector's strength or to achieve Max strength.
Fill requirements : when the designer specifies Max nailing.



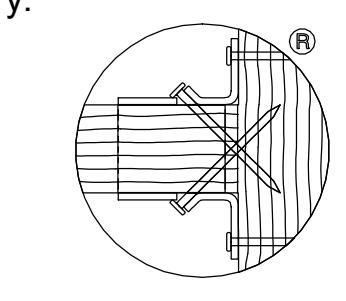
Diamond Holes
Purpose : to temporarily fasten a connector to make installing easier.
Fill requirements : none.



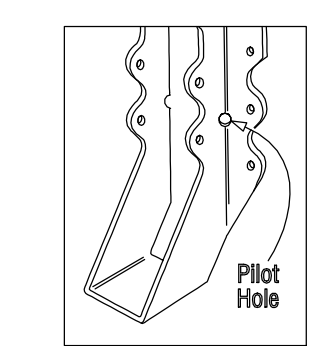
Speed Prongs
Used to temporarily position and secure the connector for easier and faster installation.



Dome Nailing
This feature guides the nail into the joist and header at a 45° angle.



Double Shear Nailing
The nail is installed in the joist and header, distributing the load through two points on each joist nail for greater strength.



Pilot Holes
Tooling holes for manufacturing purposes. No fasteners required.

Fastening Identification



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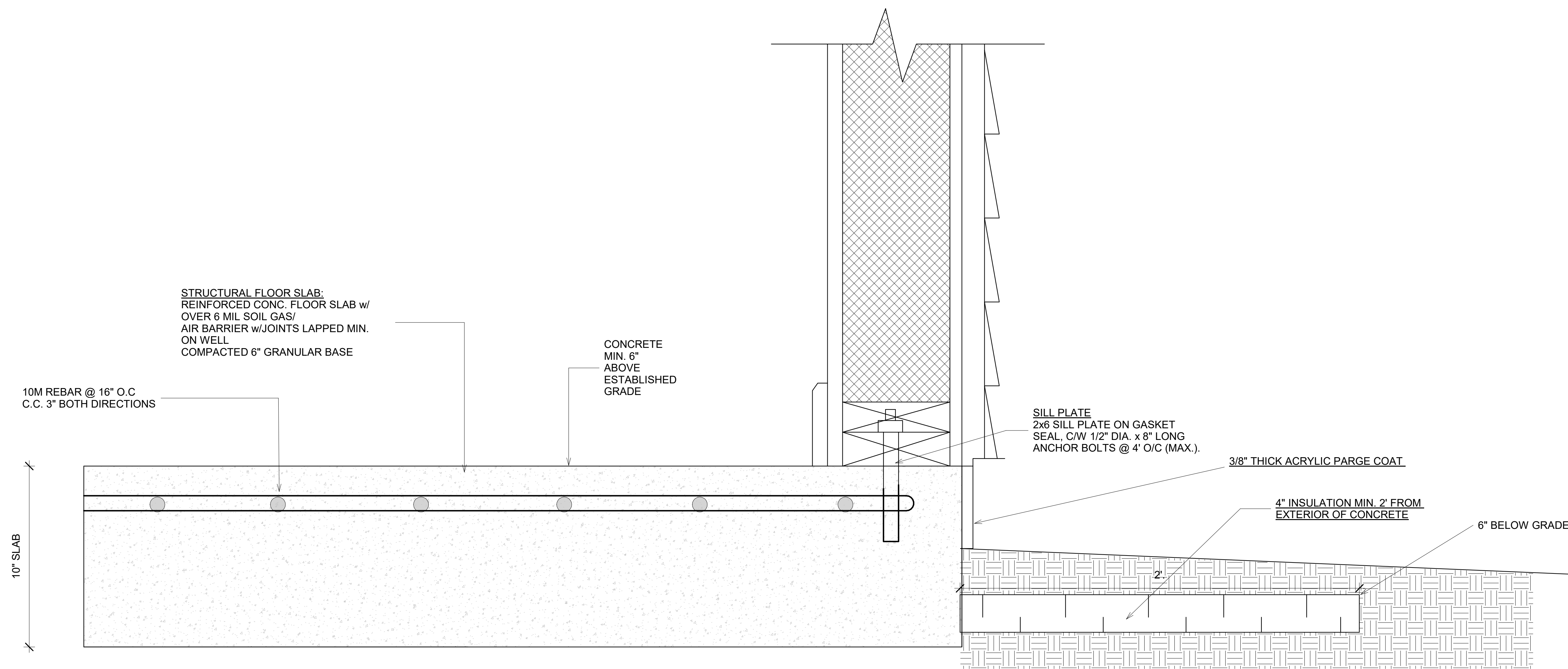
70 Seneca Dr,
Ancaster, ON L9G 3B8

GAZEBO PERMIT
DRAWINGS
Framing Connection
Details - 2

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A110

Scale 3/4" = 1'-0"



STRUCTURAL FLOOR SLAB:
REINFORCED CONC. FLOOR SLAB w/
OVER 6 MIL SOIL GAS/
AIR BARRIER w/JOINTS LAPPED MIN.
ON WELL
COMPACTED 6" GRANULAR BASE

10M REBAR @ 16" O.C.
C.C. 3" BOTH DIRECTIONS

CONCRETE
MIN. 6"
ABOVE
ESTABLISHED
GRADE

SILL PLATE
2x6 SILL PLATE ON GASKET
SEAL, C/W 1/2" DIA. x 8" LONG
ANCHOR BOLTS @ 4' O/C (MAX.)

3/8" THICK ACRYLIC PARGE COAT

4" INSULATION MIN. 2' FROM
EXTERIOR OF CONCRETE

6" BELOW GRADE

10" SLAB

① FLOOR FOUNDATION
6" = 1'-0"



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CONSTRUCTION

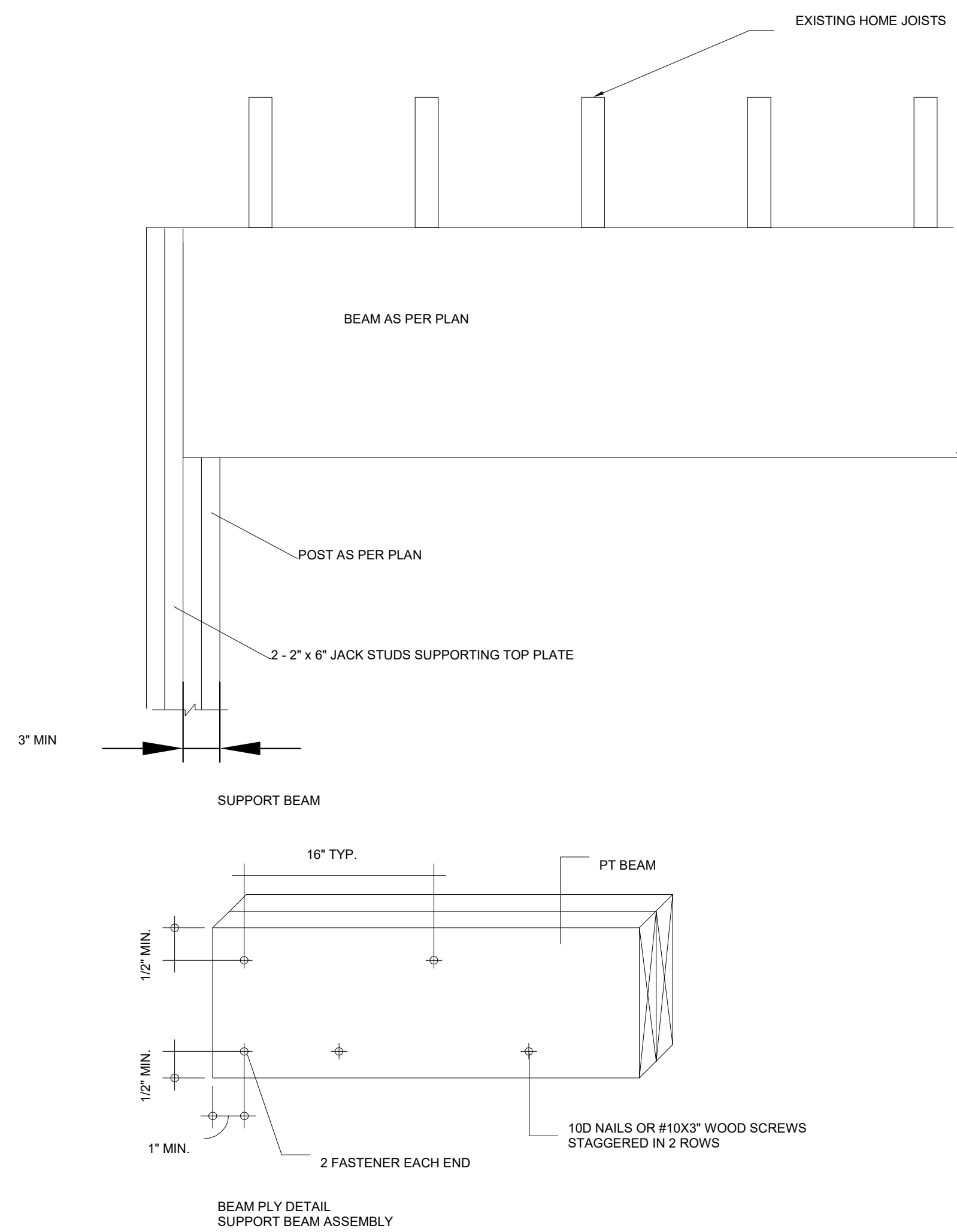
70 Seneca Dr,
Ancaster, ON L9G 3B8

GAZEBO PERMIT
DRAWINGS
FOUNDATION
DETAIL

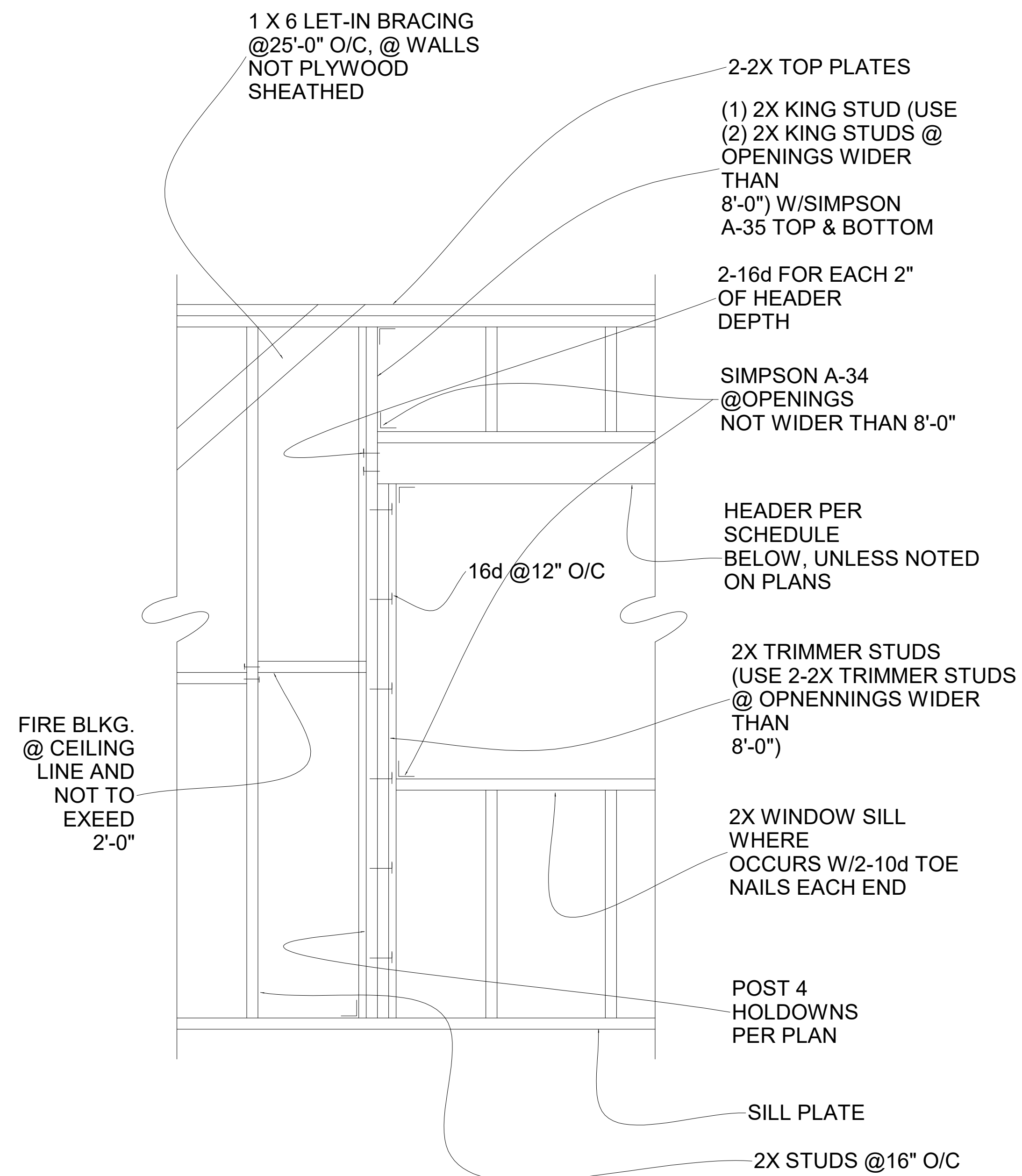
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A111

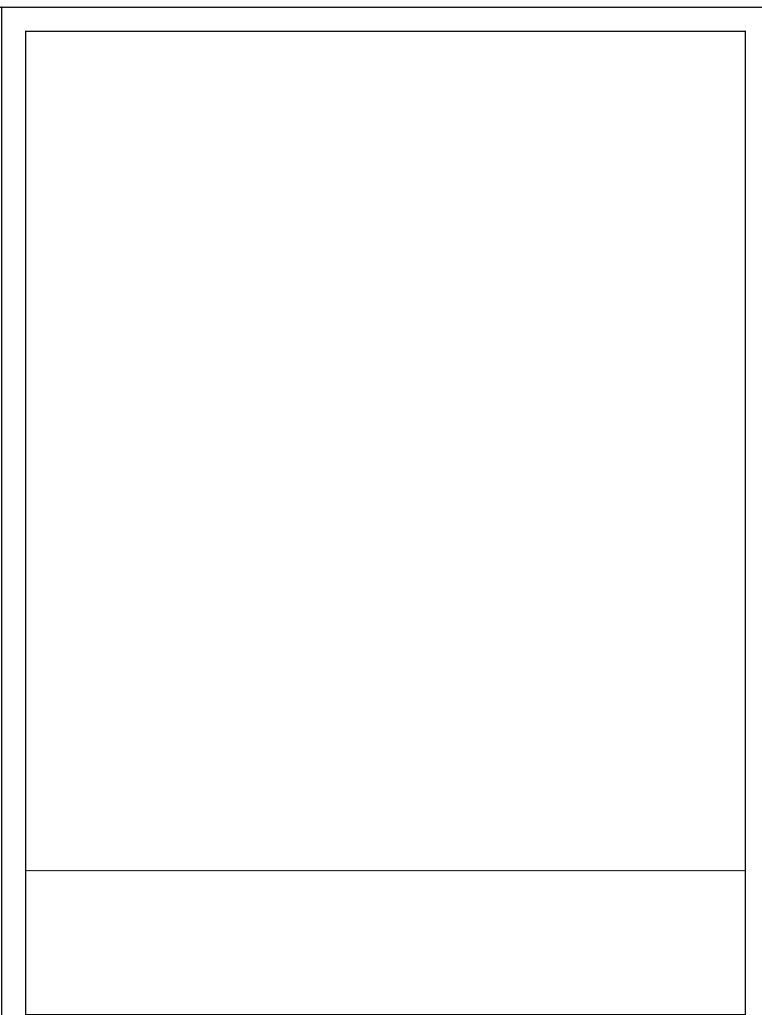
Scale 6" = 1'-0"




2 Beam Support
3/8" = 1'-0"



3 FRAMING DETAIL
1/2" = 1'-0"





CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

ENGINEER AND DESIGNER ARE NOT RESPONSIBLE FOR ANY DAMAGES OCCURRED DURING CONSTRUCTION

70 Seneca Dr,
Ancaster, ON L9G 3B8

**GAZEBO PERMIT
DRAWINGS**

FRAMING DETAIL

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A112	
Scale	As indicated

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	70 Seneca DrAncaster, ON L9G 3B8		
Assessment Roll Number			
Former Municipality			
Lot		Concession	
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:

HYDRO ELECTRIC POWER COMISSION EASEMENT NO. AN 33948

, BELL TELEPHONE EASEMENT NO. AN33812

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

We are proposing a gazebo in the rear yard which does not conform to the side setback requirements.

Second Dwelling Unit

Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

The rear yard required setback is 7.5m, We are proposing Rear yard setback of 4.3m

3.3 Is this an application 45(2) of the Planning Act.

Yes

No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
25m (81.4ft)	45 m (145 ft)	1125 m2 (11803 sqft)	6.5m (22 ft)

4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Single Family Detached Home	12.6 m	17m	4.04 & 3.55	
Shed	N/A	4.26	1.56	10/10/2023
Pool		6.5	4 & 12	10/10/2023

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Gazebo	N/A	4.3	2.26	07/14/2024

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Pool	36	36	0	0
Shed	9	9	1	2.4
Single Family Detached	121.61m ²		1	

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Gazebo	27	27	1	3.1

- 4.4 Type of water supply: (check appropriate box)
- publicly owned and operated piped water system lake or other water body
- privately owned and operated individual well other means (specify) _____

- 4.5 Type of storm drainage: (check appropriate boxes)
- publicly owned and operated storm sewers ditches
- swales other means (specify) _____

4.6 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) _____

4.7 Type of access: (check appropriate box)

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

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Single Detached Dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Single Detached Dwelling

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2022

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single Detached Dwelling

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single Detached Dwelling

7.4 Length of time the existing uses of the subject property have continued:

7.5 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) Neighbourhoods

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

7.6 What is the existing zoning of the subject land? ER

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-law Amendment or Minor Variance)

- Yes
- No

If yes, please provide the file number: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the Planning Act?

Yes

No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 0

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
- Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- Minimum Distance Separation Formulae (data sheet available upon request)
- Hydrogeological Assessment
- Septic Assessment
- Archeological Assessment
- Noise Study
- Parking Study



Hamilton

A-24:191 – 70 Seneca Drive, Ancaster

Recommendation:

Development Planning - Approve

Proposed Conditions:

Proposed Notes:

Staff note that the requested variance is to permit a rear yard setback of 4.3 metres for the proposed accessory building, whereas the site plan submitted with this application notes the rear setback to the proposed accessory building as 4.26 metres. The applicant must ensure the proposed accessory building meets the required minimum rear yard setback of 4.3 metres if approved.



Hamilton

Development Planning:

Background

To facilitate the construction of an accessory building (gazebo) in the rear yard of an existing single detached dwelling.

Analysis

Urban Hamilton Official Plan

The subject lands are identified as “Neighbourhoods” in Schedule E – Urban Structure and are designated as “Neighbourhoods” in Schedule E-1 – Urban Land Use Designations of the Urban Hamilton Official Plan. Policy E.3.4.3, amongst others, is applicable and permits the existing single detached dwelling.

Archaeology

The subject property meets two (2) of the ten criteria used by the City of Hamilton and Ministry of Citizenship and Multiculturalism for determining archaeological potential:

- 1) Within 250 metres of known archaeological sites; and
- 2) In an area of sandy soil in areas of clay or stone;

Notwithstanding current surface conditions, these criteria define the property as having archaeological potential. Accordingly, Section 2 (d) of the Planning Act and Section 2.6.2 of the Provincial Policy Statement apply to the subject application.

If this variance is granted, the City does not require an archaeological assessment, but **the proponent must be advised in writing by the Committee of Adjustment as follows:**

“Caution: Notwithstanding current surface conditions, the property has been determined to be an area of archaeological potential. Although an archaeological assessment is not required by the City of Hamilton, the proponent is cautioned that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry Citizenship and Multiculturalism (MCM) should be notified immediately (416-212-0036). In the event that human remains are encountered during construction, the proponent should immediately contact both MCM



Hamilton

and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).

Cultural Heritage

No comments.

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

The subject lands are zoned Low Density Residential – Large Lot (R2) Zone in City of Hamilton Zoning By-law No. 05-200. The proposed accessory building and existing single detached dwelling are permitted uses.

Former Town of Ancaster Zoning By-law No. 87-57

The subject lands are zoned Existing Residential “ER” Zone in Former Town of Ancaster Zoning By-law No. 87-57. The proposed accessory building and existing single detached dwelling are permitted uses.

Variance 1

1. To permit a minimum rear yard setback of 4.3 metres whereas the by-law requires a minimum rear yard setback of 7.5 metres.

The intent of this provision is to ensure sufficient amenity space is provided in the rear yard of the subject property and to ensure accessory buildings do not interfere with drainage or stormwater management. Staff defer to Development Engineering staff regarding stormwater management and drainage concerns.

Staff note that the proposed accessory building (gazebo) would have a rear yard setback of 4.26 metres. Staff further note that an existing shed on the subject property has a similar setback from the rear lot line. Staff are of the opinion that the proposed accessory building would not negatively impact neighbouring properties and would maintain sufficient rear yard amenity space as the building is to function as amenity space in the rear yard. Provided that Development Engineering staff have no concerns from a stormwater management or drainage perspective, Development Planning staff support the requested variance.

Staff are of the opinion that the requested variance meets the four tests of a minor variance. Based on the foregoing, **staff recommend approval.**

STAFF COMMENTS**HEARING DATE: September 24, 2024**

Hamilton

Zoning:

Recommendation:	No Comments.
Proposed Conditions:	
Comments:	
Notes:	

Development Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	Provided the existing drainage pattern is maintained, Development Approvals has no comments.
Notes:	

Building Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Notes:	A building permit is required for the construction of the proposed accessory building (gazebo) to complement the existing single detached dwelling. Be advised that Ontario Building Code regulations may require specific setback and construction types.

Transportation Planning:

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Notes:	

Ministry of Transportation:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	The Ministry has no issues with the proposed minor variances. However, the proponent must be aware that the property is located within the Ministry's permit control area and therefore requires a Ministry Building and Land Use permit.

STAFF COMMENTS

HEARING DATE: September 24, 2024



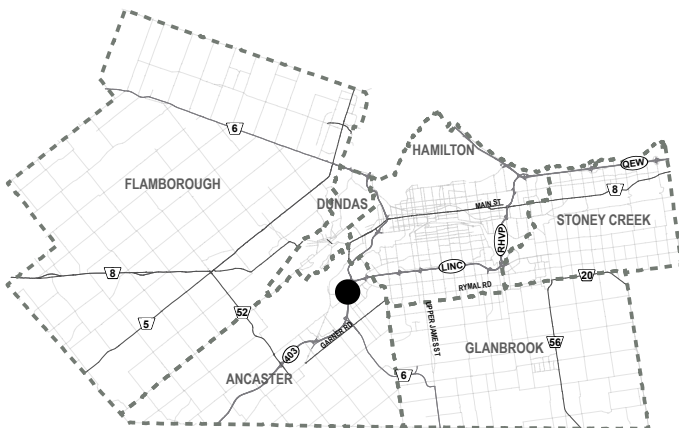
Hamilton

	<p>Please ensure that the following documents are uploaded with the application:</p> <ul style="list-style-type: none">• Site Plan• Architectural Drawing <p>No construction or grading is to commence before the permit has been approved and issued by the Ministry.</p>
Notes:	

Please Note: Public comment will be posted separately, if applicable.



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



70 Seneca Drive, Ancaster
(Ward 12)

File Name/Number:
A-24:191

Date:
September 12, 2024

Technician:
SH

Scale:
N.T.S.

Appendix "A"



Hamilton



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-22:72	SUBJECT PROPERTY:	394 Old Brock Road, Flamborough
-------------------------	-------------------	--------------------------	---------------------------------

APPLICANTS: Owner: Tracy Kowalchuk
Agent: Urban in Mind c/o Terrance Glover

PURPOSE & EFFECT: To permit the conveyance of a parcel of land to create a new residential building lot and to retain a parcel of land containing a single – detached dwelling to remain.

	Frontage	Depth	Area
SEVERED LANDS:	79.5 m [±]	Varies m [±]	7,415.57 m ² ±
RETAINED LANDS:	344.0 m [±]	Varies m [±]	39,400.0 m ² ±

Associated Planning Act File(s): FL/A-22:248

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, September 24, 2024
TIME:	2:10 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	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:

FL/B-22:72

- 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 September 20, 2024

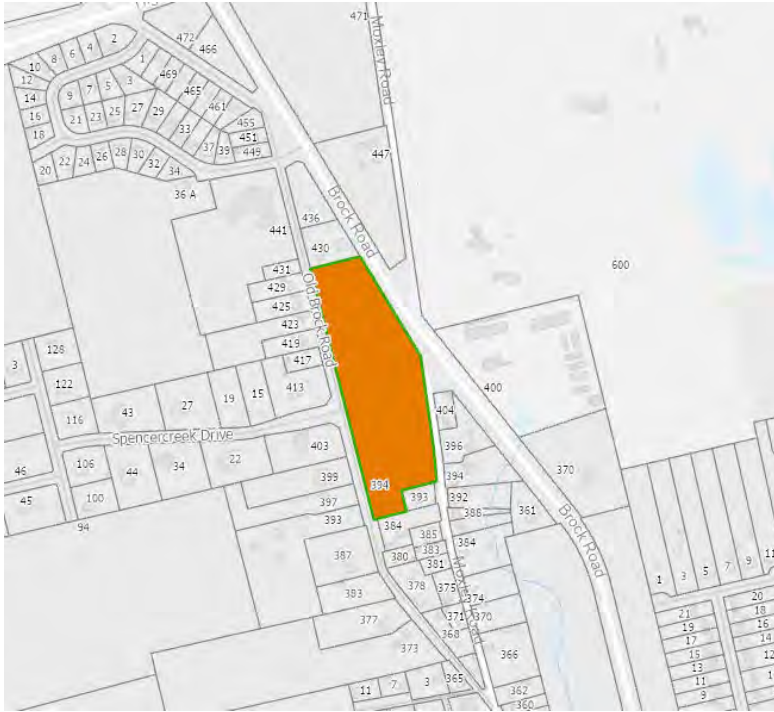
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon September 23, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding FL/B-22:72, 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 a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer 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.

FL/B-22:72



 Subject Lands

DATED: September 5, 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, and may include posting electronic versions.



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

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. 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. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

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

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

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 on the Notice of Public Hearing.

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

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

CONCEPT SEVERANCE SKETCH

394 OLD BROCK ROAD

EXISTING ZONING R2-14-H	
SEVERED LANDS PROPOSED ZONING R2-SPECIAL	
RETAINED LANDS TO REMAIN R2-14-H	
TOTAL LOT AREA (394 OLD BROCK RD)	48,710.45 m ²
ROAD WIDENING (MOXLEY RD)	860.40 m ²
ROAD WIDENING (OLD BROCK RD)	1,034.48 m ²
NEW LOT AREA (394 OLD BROCK RD)	46,815.57 m ²
PROPOSED SEVERANCE AREA	7,441.71 m ²
1 FOOT RESERVE -PROPOSED SEVERANCE	26.14 m ²
NEW SEVERANCE LOT AREA	7,415.57 m ²
RETAINED LOT AREA (394 OLD BROCK RD)	39,400.0 m ²

ZONING R2-SPECIAL	REQUIRED	SEVERED	RETAINED
MIN. LOT AREA	8,000m ²	7,415.57 m ²	39,400.0 m ²
MIN. LOT FRONTAGE	35.0 m	79.5 m	344.0 m
MAX. HEIGHT	11.0 m	11.0 m	11.0 m
MAX. LOT COVERAGE	10 %	20 %	10 %
MIN. FRONT YARD	7.5 m	12.0 m	10.32m
MIN. REAR YARD	10 m	52.92m	29.91m
MIN. INT. SIDE YARD	1.8 m	16.55m & 21.33m	17.94m
MIN. EXT. SIDE YARD	7.5 m	N/A	N/A
MIN. LANDSCAPED O.S	N/A	N/A	N/A

ACCESSORY BUILDING			
MAX. LOT COVERAGE	5%	4.51%	N/A
MAX. BUILDING HEIGHT	4.6 m	4.6 m	N/A
MIN. INT. SIDE YARD	>1 m	>1 m	>1 m
MIN. REAR YARD	>1 m	>1 m	>1 m


- NOTE:
- RESIDENTIAL PARKING TO BE PROVIDED AT A MINIMUM RATE OF 1 SPACE / DWELLING UNIT.
 - PARKING TO BE ACCOMMODATED WITHIN ILLUSTRATED BUILDING ENVELOPE
 - MEASUREMENTS ON SEVERED AND RETAINED LOT ARE APPROXIMATE
 - MEASUREMENTS ARE CALCULATED AFTER ROAD WIDENING

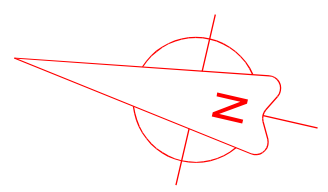
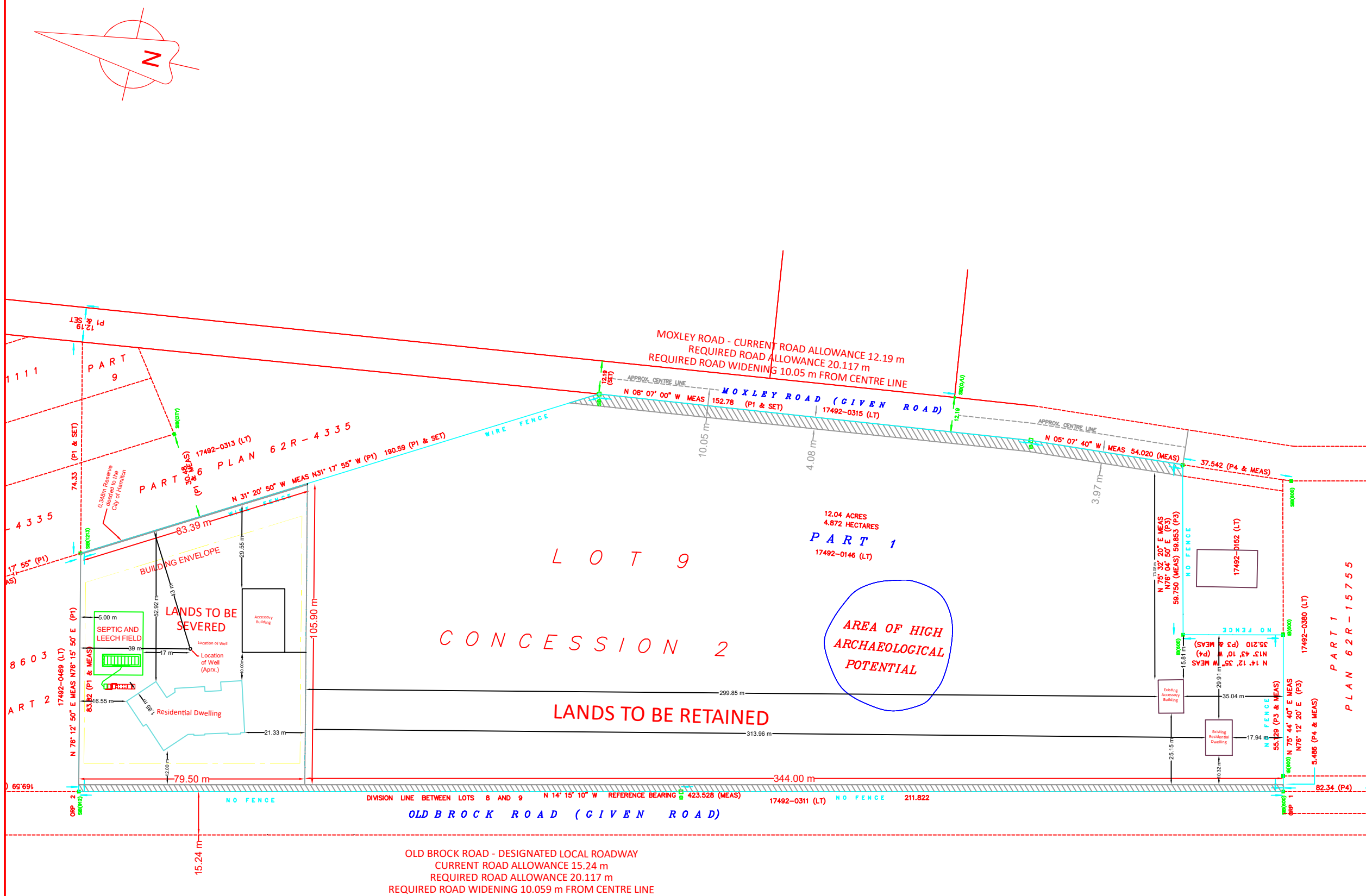
REVISION CHART

12/03/21	- REVISIONS AS PER CITY COMMENTS DATED FEBRUARY 2021
04/01/22	- ADDED ARCHAEOLOGICAL POTENTIAL AREA
07/04/22	- SITE PLAN REVISION PER STAFF COMMENTS
03/04/23	- ADDED SEPTIC AND LEECH BED (I.T.)
11/07/24	- ADDED APPROXIMATE WELL LOCATION (I.T.)

SURVEY INFORMATION FROM: FILE REF # 16-1014

NOTE: DRAWING IS FOR DISCUSSION PURPOSES ONLY

CONCEPT 1 - SEVERANCE	
SCALE: 1 : 1500 WHEN PRINTED ON 11 X 17	
DATE: JULY 4, 2022	
DRAWN BY: P.O. REVIEWED BY: T.G.	



PLANNING JUSTIFICATION REPORT MINOR VARIANCE AND CONSENT APPLICATION

REVISED JULY 6TH 2022

394 OLD BROCK ROAD, HAMILTON, ON (GREENSVILLE)



— Subject Property

Prepared by:

**Urban in Mind,
Professional Urban Planning, Land Development & CPTED Consultants**

www.UrbanInMind.ca

(905) 320-8120



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1.0 INTRODUCTION:

Urban in Mind has been retained by the Owner of 394 Old Brock Road in the city of Hamilton to submit and obtain a severance and related minor variance application. The proposed minor variance will facilitate the creation of one new single-detached residential lot from the retained lands of 394 Old Brock Road (**Appendix 'A'**).

1.1 Purpose of the Report:

The purpose of this **Planning Justification Report** is to outline the proposed **consent** (severance) and related **minor variance** applications, evaluate the proposal in context with applicable planning policies and regulations, and to provide sound justification for the approval of required planning applications.

2.0 SUBJECT PROPERTY AND SURROUNDING AREA:

2.1 Site Overview:

The subject property is municipally known as 394 Old Brock Road in Hamilton, Ontario. It is located within the rural community of Greensville in the former Town of Flamborough which has been amalgamated into the City of Hamilton.

Greensville predominantly consists of single-detached homes, local commercial and institutional uses, and agricultural farm lots. These agricultural parcels, located within the settlement area boundary, are being targeted by the City of Hamilton for residential development in accordance with the Greensville Rural Settlement Area Plan as supported by the density instruction outlined in the Growth Plan.

The subject property is generally flat and can visually be divided into two portions, the north portion being agricultural and the south portion being existing rural residential. The northern portion of the property, which makes up the majority of the total lot area, consists of a large field used for agricultural production (cash crops). The southern portion contains existing 1.5 storey single-detached home, a garage and mature residential landscaping.

Since the majority of the land is in agricultural production, there are very few trees on site. As is typical with agricultural properties, a tree wind break is located along the roadway and is planned to be maintained. These mature trees offer privacy for the landowner in addition to limiting the impacts of the prevailing winds helping to lessen soil erosion. This treeline is proposed to be maintained.

The subject property and all surrounding settlement residential lots are serviced by private water and wastewater services.

Figure 1: Aerial View of 394 Old Brock Road – *Subject Property*



Figure 2: Street View of Existing Property at 394 Old Brock Road



Figure 3: Agricultural Lands of 394 Old Brock Road (View of Proposed Lot Location)



2.2 Neighbourhood Character:

The subject property consists of a single-detached rural dwelling and associated agricultural lands located within the Greensville Settlement Area Boundary. The settlement area of Greensville is fairly spread out and contains an array of social services from churches to schools, to a library and small commercial businesses, all intermingled with greenspace, houses, and mature trees.

The immediate surrounding area can be characterized as a generally stable, growing low density rural residential neighbourhood. The neighbourhood is predominantly composed of single-detached homes on large lots with a mix of architectural styles, mature trees and some remnant (yet active) agricultural fields. Recent approvals for single detached residential subdivision developments in the immediate area have changed the rural feel of the area to a more urban residential environment. It is expected that this transition will continue as new dwellings and infill development are realized.

The immediate surrounding area includes the following:

Figure 4: North of Subject Property – 430 Old Brock Road (1.5 Storey Single-Detached Home)



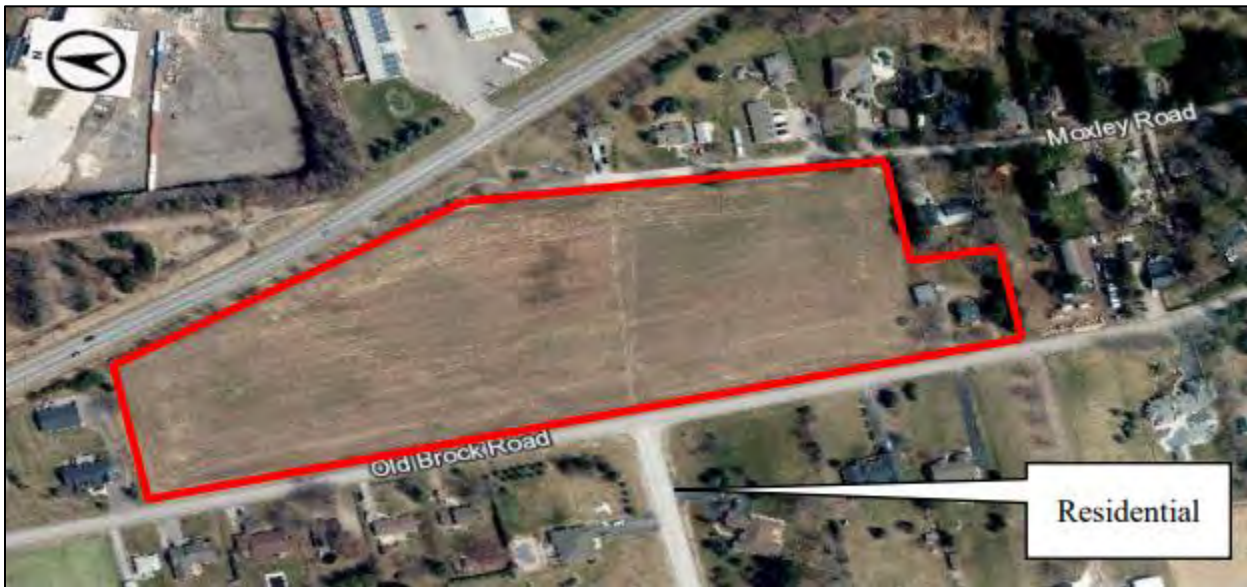
Figure 5: East of Subject Property – Brock Road and Residential Homes



Figure 6: South of Subject Property – 384 Old Brock Road (Hardy Renovations)



Figure 7: West of Subject Property – Multiple Residential Lots (393 – 431 Old Brock Road)



2.3 Transportation

Old Brock Road is considered a 'Local' roadway with an ultimate right-of-way width of 20.117 metres. A road widening will be required along the entire frontage of the property along Old Brock Road. Bounding the property to the east are Brock Road and Moxley Road, which are considered 'Arterial' and 'Collector' roads respectively. Moxley Road comes to a dead end adjacent to the subject property and does not provide a connection to Brock Road directly. No road widening will be required along the subject property that runs parallel to Brock Road (as confirmed by City Staff), but a one-foot reserve will likely be necessary to prevent access to Brock Road. Finally, a minor road widening will also be required along the frontage of Moxley Road.

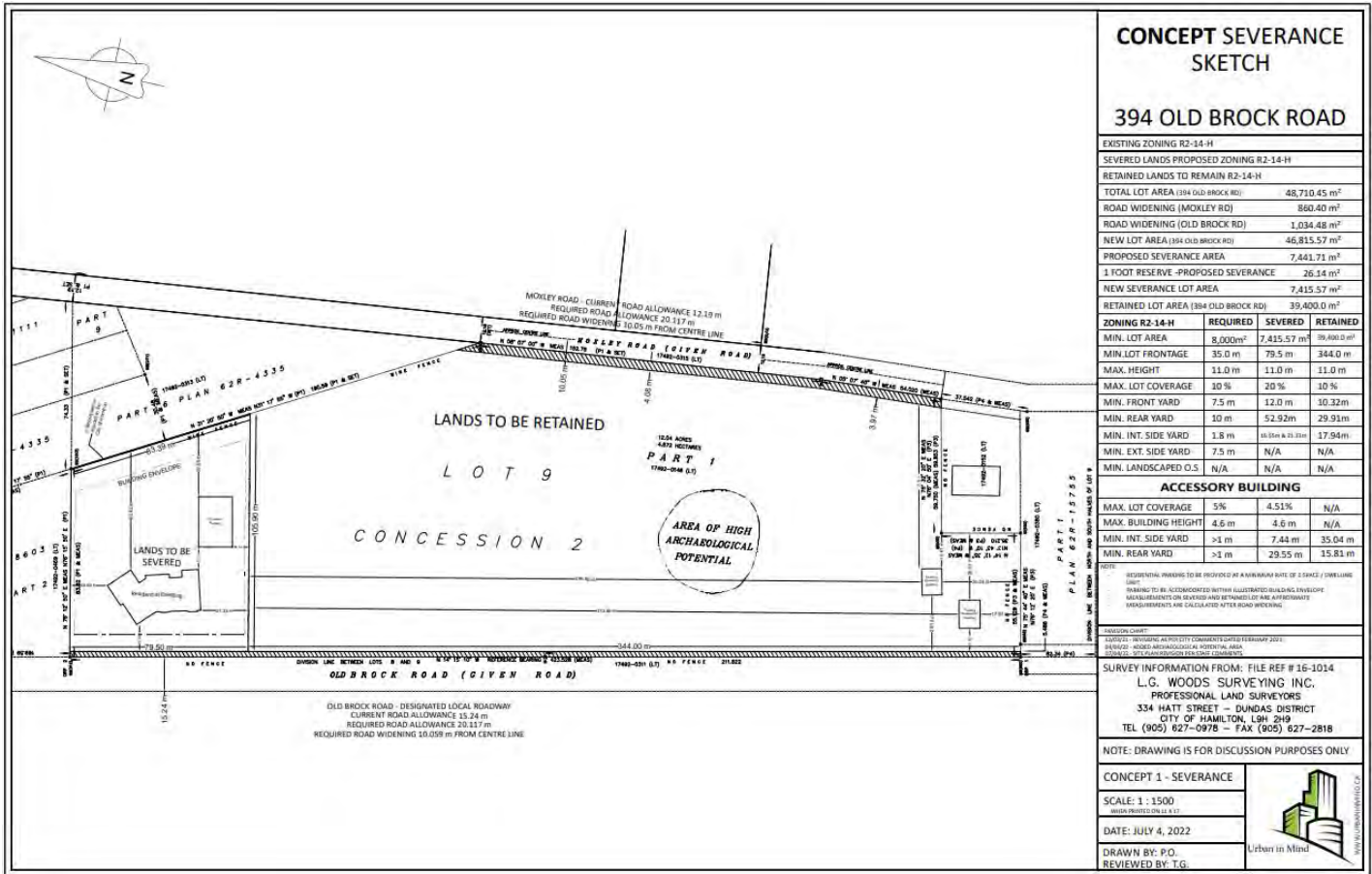
Within the community of Greenville, vehicular movement is the predominant mode of transportation as no public transit services operate within the community. The addition of one single-detached residential lot on Old Brock Road should have little to no impact on the capacity and function of this local roadway.

3.0 PROPOSED DEVELOPMENT & PLANNING APPLICATION:

3.1 Consent/Severance:

The proposed application is to sever one (1) single-detached residential lot of sufficient size to meet the requirement of private water and septic services as required for one single-detached dwelling. A related minor variance for reduced lot area will also be required to support the severance application.

Figure 8: Concept Severance Sketch



3.2 Minor Variance:

A minor variance is required to facilitate the consent application allowing for the creation of a new lot at a slightly reduced minimum lot area of 1.83 acres (7,415.57 m²). This requested reduction is a direct result of the 'ACTUAL' area required for a traditional septic system (1.8ac), versus the 'OLD' cookie-cutter size (2ac). In fact, modern septic systems can now operate on lots as small as 0.25ac with current technologies. Regardless, given the local area character and traditional septic usage, 1.8 acres is being proposed under this application. We also understand that any septic system would need to meet City Health and Safety standards and obtain necessary building permits.

In addition, the current 10% lot coverage falls under the old "Site Specific" zoning provision R2-14 (see Section 4.9 of this report). The R2-14 zone directs the reader to provisions of the R2-9 zone that was originally added due to the large agricultural lots, and to further scrutinize/limit development due to groundwater issues in this area, however, since that time area groundwater issues have been controlled by way of development limitations typically applied to subdivision development. As this proposal is for one (1) single detached lot, we feel the zoning for this site should be applied in the same manner as the rest of the R2 zones in the area, (i.e. being 20% coverage). As the 'building'(s) development on the proposed severed lot is conceptual at this point, we are not yet sure what the actual lot coverage will end up being, hence the request to be fairly treated as the

other R2 zones in the area. Furthermore, no change or development is proposed for the retained lot, and as such, no change is requested at this time for the larger retained lot.

Given the size and dimension of the proposed lot (created through the subject consent application), all other zoning provisions of the 'R2' Zone can be easily met when a new home is built on the site.

These proposed minor variances will only be applicable to the severed lands of the consent application, as no change is proposed to the retainer lot at this time:

- **To permit a reduction in the required lot area from the current 8,000m² to a new 7,415.57m².**
- **To permit an increase of lot coverage from the current site specific 10% to the standard 20%.**

The subject property also has a historic holding provision attached. It is understood that this holding provision is a remnant of the Town of Flamborough planning policies which have since been rectified through previous studies, and it is no longer applicable to the subject lands. Removal of the holding provision can occur at the City of Hamilton's discretion during the planning approval process and can be achieved via condition of Committee Approval (if necessary). The retained portion of the subject property will remain zoned R2-14 (with the addition of a reduced lot area provision).

Table 1: Site Statistics and Requested Variances

Zoning R2-14-H	Required	Severed	Retained
Minimum Lot Area	8,000 m ²	7,415.57 m²	39,400.0 m ²
Minimum Lot Frontage	35.0 m	79.5 m	344.0 m
Maximum Height	11.0 m	11.0 m	11.0 m
Maximum Lot Coverage	10% Site Specific R2-14 (20% standard R2 Zone)	20%**	10%
Minimum Front Yard	7.5 m	12.0 m	10.32 m
Minimum Rear Yard	10 m	52.92 m	29.91 m
Minimum Interior Side Yard	1.8 m	16.55 m & 21.33 m	17.94 m
Minimum Exterior Side Yard	7.5 m	N/A	N/A
Minimum Landscaped Open Space	N/A	N/A	N/A
Accessory Building			
Maximum Lot Coverage	5%	4.51%	N/A
Maximum Building Height	4.6 m	4.6 m	N/A

Minimum Interior Side Yard	>1 m	7.44 m	35.04 m
Minimum Rear Yard	>1 m	29.55 m	15.81 m

**It should be noted that the actual proposed lot coverage for the severed lands is 13.2%, but because the building on the severed property is conceptual, the applicant is requesting 20% lot coverage for the severed lands as it is unknown what building(s) will eventually be proposed.

The **Justification** for the proposed minor variances can be found in **Section 5.0** of this report.

3.3 Impact of Proposed Development:

The creation of one new single-detached rural residential lot through a consent and minor variance application(s) should have little to no impact on the surrounding neighbourhood. It is the intent of the owner to add one (1) new residential single-detached building lot that generally meets the Official Plan and Secondary Plan policy requirements and is of a scale and design that fits within the Greensville Secondary Plan community. Being a single new lot, there should be no significant impacts on traffic, groundwater, or the ability of private servicing.

4.0 EXISTING PLANNING POLICY AND REGULATORY FRAMEWORK:

4.1 Planning Act, R.S.O. 1990, c. P.13:

The Planning Act is the leading provincial legislation that sets out the rules for land use planning in Ontario. The Planning Act ensures that matters of provincial interest are met and guides planning policy to protect citizen rights and the natural environment.

Applicable provisions from the Planning Act have been included as follows:

“Powers of Committee

- 45 (1)** The committee of adjustment, upon the application of the owner of any land, building or structure affected by any by-law that is passed under section 34 or 38, or a predecessor of such sections, or any person authorized in writing by the owner, may, despite any other Act, authorize such minor variance from the provisions of the by-law, in respect of the land, building or structure or the use thereof, as in its opinion is desirable for the appropriate development or use of the land, building or structure, if in the opinion of the committee the general intent and purpose of the by-law and of the official plan, if any, are maintained. R.S.O. 1990, c. P.13, s. 45 (1); 2006, c. 23, s. 18 (1); 2009, c. 33, Sched. 21, s. 10 (11).

Part VI Subdivision of Land

50 (1) In this section and in section 53,

“consent” means,

- (a) where land is situate in a lower-tier municipality, a consent given by the council of the upper-tier municipality,

- (b) where land is situate in a single-tier municipality that is not in a territorial district, a consent given by the council of the single-tier municipality,
- (c) where land is situate in a prescribed single-tier municipality that is in a territorial district, a consent given by the council of the single-tier municipality, and
- (d) except as otherwise provided in clauses (a), (b) and (c), a consent given by the Minister. 2002, c. 17, Sched. B, s. 18.

Subdivision control

- (3) No person shall convey land by way of a deed or transfer, or grant, assign or exercise a power of appointment with respect to land, or mortgage or charge land, or enter into an agreement of sale and purchase of land or enter into any agreement that has the effect of granting the use of or right in land directly or by entitlement to renewal for a period of twenty-one years or more unless,
 - (f) a consent is given to convey, mortgage or charge the land, or grant, assign or exercise a power of appointment in respect of the land or enter into an agreement in respect of the land.”

Summary:

Section 45(1) of the Planning Act allows for the Committee of Adjustment to permit variances from the provisions of the Zoning By-Law. The criteria used to evaluate variances are based on the following four tests:

- *Do the requested variances maintain the general intent and purpose of the Official Plan?*
- *Do the requested variances maintain the general intent and purpose of the Zoning By-Law?*
- *Are the requested variances desirable and appropriate for the lands?*
- *Are the requested variances minor in nature*

The proposed development and Minor Variance Application will be judged against the ‘Four Tests’. An explanation as to how each one of these tests are met is described in **Section 5.0** of this Report.

In addition, the severance of land falls under **Section 50(3)(f)** of the Planning Act, which requires that any severance be considered land division under the umbrella of Subdivision. As such, land division must not be premature, and must generally meet the intent of the Provincial policies and City Official Plan.

4.2 Provincial Policy Statement (2020):

The Provincial Policy Statement (PPS) for the Province of Ontario was recently updated in May 2020. It provides Provincial Policy direction on matters of Provincial interest related to land development under the Planning Act. The Goal of the PPS is to enhance the quality of life for all people living, working and/or playing in Ontario.

Simply put, when municipal governments contemplate land use policies (e.g. Official Plan, Secondary Plan, Zoning By-law, Site Plan, etc.) or consider planning applications under these policies, the PPS must be considered.

These applicable PPS policies have already been incorporated into the City's Official Plan, and therefore by way of the current policies (and minor variance application), have been considered.

Applicable excerpts from the Provincial Policy Statement are as follows:

“Part V: Policies

1.0 Building Strong Healthy Communities

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- h) promoting development and land use patterns that conserve biodiversity;

1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- e) support active transportation;

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.1.4 Rural Areas in Municipalities

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

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of brownfield sites;
- c) accommodating an appropriate range and mix of housing in rural settlement areas;
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;

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

1.1.4.3 When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

1.4 Housing

1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- b) permitting and facilitating:
 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;

1.6 Infrastructure and Public Service Facilities

1.6.6 Sewage, Water and Stormwater

1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.

At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the desired character of rural settlement areas and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.

1.6.6.7 Planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
- b) minimize, or, where possible, prevent increases in contaminant loads;
- c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
- d) mitigate risks to human health, safety, property and the environment;
- e) maximize the extent and function of vegetative and pervious surfaces; and
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

1.7 Long-Term Economic Prosperity

1.7.1 Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;
- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;
- e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;
- k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature;

2.0 Wise Use and Management of Resources

2.6 Cultural Heritage and Archaeology

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.”

4.3 Growth Plan for the Greater Golden Horseshoe (2019):

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) is a Provincial Policy that aims to control growth and development within the Greater Golden Horseshoe Area in a way that supports economic prosperity, protects the environment and improves the quality of life for all residents. The Growth Plan also encourages intensification by directing a significant portion of new growth to the built-up areas of communities, thus protecting agricultural areas from encroaching development and incompatible land uses.

The Growth Plan update (2019) further enhances the provincial direction to locate new growth within settlement areas, support urban intensification, create complete communities, maximize utility efficiency, and encourage transit usage.

The subject property is located within the ‘**Growth Plan**’ designation (**Appendix ‘B’**), as well as located within a rural settlement area of the City of Hamilton.

Applicable excerpts from the related Growth Plan policy are as follows:

“2 Where and How to Grow

2.2 Policies for Where and How to Grow

2.2.1 Managing Growth

- 2.** Forecasted growth to the horizon of this Plan will be allocated based on the following:
 - b) growth will be limited in settlement areas that:
 - i. are rural settlements;*
 - ii. are not serviced by existing or planned municipal water and wastewater systems; or*
 - iii. are in the Greenbelt Area;*

- 4.** Applying the policies of this Plan will support the achievement of complete communities that:
 - a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
 - b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;

- c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;

2.2.6 Housing

1. Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:
 - a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:
 - i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents;
2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:
 - a) planning to accommodate forecasted growth to the horizon of this Plan;
 - b) planning to achieve the minimum intensification and density targets in this Plan;
 - c) considering the range and mix of housing options and densities of the existing housing stock; and
 - d) planning to diversify their overall housing stock across the municipality.

2.2.9 Rural Areas

1. Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlements to serve the needs of rural residents and area businesses.
6. New multiple lots or units for residential development will be directed to settlement areas, but may be allowed on rural lands in site-specific locations with approved zoning or designation in an official plan that permitted this type of development as of June 16, 2006.

4 Protecting What is Valuable

4.2 Policies for Protecting What is Valuable

4.2.7 Cultural Heritage Resources

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision making.”

4.4: Greenbelt Plan (2017):

The Greenbelt Act is legislation that enables the ‘Greenbelt Plan’. The Greenbelt Plan is a provincial policy that aims to preserve agricultural lands and environmental natural areas to encourage a prosperous and sustainable Ontario.

The Greenbelt Plan works together with the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan, and the Growth Plan for the Greater Golden Horseshoe.

The subject property is within the ‘**Outer Boundary**’ of the Greenbelt Plan Area, and as such, the policies of the Greenbelt Plan will apply (**Appendix ‘C’**). However, the lands have also been identified by the City of Hamilton as a Rural Settlement Area (Greenville), as such, given the ‘A Place to Grow’ policies and the City’s Official Plan (under Section 3.4.4 of the Greenbelt Plan) are available for development.

Applicable excerpts from the Greenbelt Plan have been included as follows:

- “1 **Introduction**
 - 1.2 **Vision and Goals**
 - 1.2.2 **Protected Countryside Goals**
 - 4. **Settlement Areas**
- a) Support for a strong rural economy by allowing for the social, economic and service functions through the residential, institutional and commercial/industrial uses needed by the current and future population within the Greenbelt, particularly within settlement areas;
 - b) Sustaining the character of the countryside and rural communities;
 - c) Support for the achievement of complete communities that promote and enhance human health and social well-being, are economically and environmentally sustainable, moving towards low-carbon communities, with the long-term goal of net-zero communities; and
 - d) Serving as centres for the development of community hubs where compatible services are co-located to address local needs in convenient locations that are accessible by active transportation and, where available, transit.

3 Geographic-Specific Policies in the Protected Countryside

3.4 Settlement Areas

The settlement areas have been placed into two categories: Towns/Villages and Hamlets. These settlement areas vary significantly in both spatial and population size, economic activity, diversity/intensity of uses, the type(s) of water and sewage services and the role they play within their municipalities. Settlement areas of all types are found throughout the Protected Countryside. Towns/Villages and Hamlets are identified on Schedule 1. To determine the precise settlement area boundaries, reference should be made to official plans.

Towns/Villages have the largest concentrations of population, employment and development within the Protected Countryside and tend to be the central settlement area(s) for their respective municipalities. Although most have full municipal water and sewer services, some only have a municipal water service and/or a combination of private and municipal water services. Towns/Villages are the focus of development and related economic and social activity.

Hamlets are substantially smaller than Towns/Villages and play a significantly lesser role in accommodating concentrations of residential, commercial, industrial and institutional development. Further, they are typically serviced with individual on-site sewage and water services and thus are not locations to which growth should be directed.

3.4.2 General Settlement Area Policies

2. Municipalities shall incorporate policies in their official plans to facilitate the development of community hubs that:
 - d) Enable the adaptive reuse of existing facilities and spaces in settlement areas, where appropriate.
3. Municipalities shall collaborate and consult with service planning, funding and delivery sectors to facilitate the co-ordination and planning of community hubs and other public service facilities.
7. Municipal planning policies and relevant development proposals shall incorporate best practices for the management of excess soil generated and fill received during development or site alteration, including infrastructure development, to ensure that:
 - a) Any excess soil is reused on-site or locally to the maximum extent possible and, where feasible, excess soil reuse planning is undertaken concurrently with development planning and design;
 - c) Fill quality received and fill placement at a site will not cause an adverse effect with regard to the current or proposed use of the property or the natural environment, and is compatible with adjacent land uses.

4.4 Hamlet Policies

For lands within Hamlets in the Protected Countryside, the following policy shall apply:

1. Hamlets are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or initiatives and are not subject to the policies of this Plan, save for the policies of sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2. Limited growth is permitted through infill and intensification of Hamlets subject to appropriate water and sewage services.”

4.5: Niagara Escarpment Plan (2017):

The Niagara Escarpment Planning and Development Act is legislation that enables the Niagara Escarpment Plan. The Niagara Escarpment Plan aims to maintain the Niagara Escarpment and land in its vicinity as a continuous natural environment and to ensure that only development that is compatible with that natural environment is permitted.

According to the updated Niagara Escarpment Plan (2017), although the subject property is in close proximity, it **is not located** within the Niagara Escarpment Development Control Area (**Appendix ‘D’**). as such, the policies of the Niagara Escarpment Plan **do not apply** to the subject property.

4.6: Ministry of Transportation (MTO):

The subject property is not recognized as an ‘MTO Controlled Area’ according to the Ministry of Transportation. As such, a Ministry of Transportation Development Permit will not be required for any development or redevelopment of the subject lands.

4.7: Hamilton Conservation Authority (HCA):

The subject property **is not located** within the jurisdiction of the Hamilton Conservation Authority. **and no portion of the subject property is situated within an area regulated by the authority (Appendix ‘E’)**.

As such a Conservation Development Permit **should not** be required for any proposed redevelopment of the subject site.

4.8: Rural City of Hamilton Official Plan (2013):

The current and in effect version of the Official Plan (OP) for the City of Hamilton was approved in 2011 and amended several times with the most recent office consolidation being in 2019.

The OP is the leading planning document for guiding growth, land use and development within the City of Hamilton. The document addresses matters such as infrastructure, population growth, servicing, transit, natural heritage, cultural heritage, and administrative municipal policies.

The following Rural City of Hamilton Official Plan designations apply to the subject property:

- The subject property is located within the **'Hamlets'** designation (**Appendix 'F'**)
- The subject property is located within the **'Greenbelt Protected Countryside'** (**Appendix 'G'**).
- The segment of Old Brock Road that fronts the subject property is classified as a **'Local Road'** (**Appendix 'H'**).
- The segment of Old Brock Road and Moxley Road are required to allocate a **'Future Right-of-Way Dedication'** to bring the total R.O.W. to 20.117 m (**Appendix 'I'**).
- The subject property is located within the **'Rural Settlement Area'** designation (**Appendix 'J'**).
- The subject property is located on lands that have **'Archaeological Potential'** (**Appendix 'K'**).
- The subject property is located within the **'Greenville Rural Settlement Plan'** and is classified as being within the **'Settlement Residential'** land use designation and **'Major Development Area A'** (**Appendices 'L'** and **'M'**).

Applicable excerpts from the Rural Hamilton Official Plan are as follows:

"CHAPTER B – COMMUNITIES

B.2.0 DEFINING OUR COMMUNITIES

2.1 Communities in the rural area of the City of Hamilton can be defined in multiple ways. Land use definitions of communities include:

- b) rural settlement area boundaries which set the limits for residential, non-farm, and non-resource-based growth. Rural settlement area boundaries shall not be expanded.

3.2.2 General Policies for Rural Housing

3.2.2.1 Small scale housing with supports, including residential care facilities, shall be permitted as a stand-alone use in the form of a single detached dwelling in accordance with Policies C.3.1.2 c), C.5.1, and Volume 2, A.1.3.1.

3.2.2.2 The existing stock of housing in the rural areas shall be retained wherever possible and kept in a safe and adequate condition through use of the City's Property Standards by-law and incentive programs financed by the City or by senior levels of government. (OPA 26)

3.2.2.3 Where dwellings are demolished without being replaced on the same site or are demolished and moved to another part of an agricultural parcel, the proponent shall be required to rehabilitate the land to the same average soil quality as any adjacent agricultural lands. 3.3 Design Policies (OPA 5)

3.4 Cultural Heritage Resources Policies (OPA 5)

3.4.2 General Cultural Heritage Policies

- 3.4.2.1** The City of Hamilton shall, in partnership with others where appropriate:
- a) Protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes for present and future generations.
 - d) Avoid harmful disruption or disturbance of known archaeological sites or areas of archaeological potential.
 - g) Ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the Planning Act either through appropriate planning and design measures or as conditions of development approvals.
 - h) Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas.
 - i) Use all relevant provincial legislation, particularly the provisions of the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, the Municipal Act, the Niagara Escarpment Planning and Development Act, the Cemeteries Act, the Greenbelt Act, the Places to Grow Act, and all related plans and strategies to appropriately manage, conserve and protect Hamilton's cultural heritage resources.

- 3.4.2.2** The City consists of many diverse districts, communities, and neighbourhoods, each with their own heritage character and form. The City shall recognize and consider these differences when evaluating development proposals to maintain the heritage character of individual areas.

3.4.4 Archaeology Policies

The City shall require the protection, conservation, or mitigation of sites of archaeological value and areas of archaeological potential as provided for under the Planning Act, the Environmental Assessment Act, the Ontario Heritage Act, the Municipal Act, the Cemeteries Act, or any other applicable legislation.

Archaeological Assessment Requirements

- 3.4.4.2** In areas of archaeological potential identified on Appendix F-2 – Rural Archaeological Potential, an archaeological assessment shall be required and submitted prior to or at the time of application submission for the following planning matters under the Planning Act:

- a) official plan amendment or rural settlement plan amendment unless the development proposed in the application in question or other applications on the same property does not involve any site alteration or soil disturbance;
- b) zoning by-law amendments unless the development proposed in the application in question or other applications on the same property does not involve any site alteration or soil disturbance; and,
- c) plans of subdivision.

3.4.4.3 In areas of archaeological potential identified on Appendix F-2 – Rural Archaeological Potential, an archaeological assessment:

- a) may be required and submitted prior to or at the time of application submission for the following planning matters under the Planning Act when they involve soil disturbance or site alteration:
 - i) site plan applications; and,
 - ii) plans of condominium.
- b) may be required for the following planning matters under the Planning Act when they involve soil disturbance or site alteration:
 - i) minor variances; and,
 - ii) consents / severances.
- c) Shall only be required for the lands on which soil will be disturbed or site alteration will be conducted as a direct result of the proposal.

3.4.4.4 Archaeological assessments shall be prepared in accordance with any applicable guidelines and Policy F.3.2.5 – Archaeological Assessments.

3.4.4.5 Prior to site alteration or soil disturbance relating to a Planning Act application, any required archaeological assessment must be approved, in writing by the City, indicating that there are no further archaeological concerns with the property or concurring with the final resource management strategy to be implemented. The City may require a higher standard of conservation, care and protection for archaeological resources based on prevailing conditions and circumstances within the City and the results of any dialogue with First Nations and their interests.

3.4.4.7 To conserve these resources, avoidance and protection in situ shall be the preferred conservation management strategies. Where it has been demonstrated in an archaeological assessment by a licensed archaeologist that avoidance is not a viable option, alternative mitigation measures shall be agreed upon by the Province and the City and in accordance with the Archaeology Management Plan.

- 3.4.4.8** The City may use all relevant provisions of the Planning Act to prohibit the use of land and the placement of buildings and structures in order to protect and conserve sites or areas of significant archaeological resources.

CHAPTER C – CITY WIDE SYSTEMS AND DESIGNATIONS

C.4.0 INTEGRATED TRANSPORTATION NETWORK

4.5 Roads Network

Functional Classification

- 4.5.2** The road network shall be planned and implemented according to the following functional classifications and right-of-way widths:

- b) Arterial roads, subject to the following policies:
 - i) The primary function of an arterial road in the rural area is to carry relatively high volumes of intra-municipal and inter-regional traffic through the rural area in association with other types of roads.
 - ii) Land accesses shall be permitted but are a secondary consideration to the function of the road.
 - iii) The maximum basic right-of-way width for arterial roads shall generally be 36.567 metres, but in certain circumstances a right-of-way width of 45.720 may be required, unless otherwise specifically described in Schedule C-1 – Future Right-of-Way Dedications (Rural). (OPA 18)
 - iv) Arterial roads in the rural area shall generally be organized in a grid pattern.
 - v) Paved shoulders may be provided to accommodate farm vehicles and equipment, pedestrians, and cyclists.
- c) Collector roads shall be subject to the following policies:
 - i) The function of a collector road in the rural area is equally shared between carrying moderate volumes of intra- municipal and interregional traffic through the rural area and providing direct land access.
 - ii) The maximum basic right-of-way widths for collector roads in the rural area shall be 36 metres, unless otherwise specifically described in Schedule C-1 – Future Right-of-Way Dedications (Rural). (OPA 18)
 - iii) Collector roads in the rural area shall generally be connected with local, collector and arterial roads.
 - iv) Wider lanes or paved shoulders may be in place to accommodate farm vehicles and equipment, pedestrians, and cyclists.

- v) Separate facilities may be in place to accommodate cyclists and pedestrians.
 - vi) Sidewalks may be provided on both sides of the street in Rural Settlement Areas.
- d) Local roads, subject to the following policies:
- i) The primary function of a local road in the rural area is providing direct property access, while the secondary function is to move low volumes of traffic to collector roads.
 - ii) The maximum basic right-of-way widths for local roads in the rural area shall be 36 metres, unless otherwise specifically described in Schedule C-1 – Future Right-of-Way Dedications (Rural). (OPA 18)
 - iii) Local roads shall generally be connected with other local and collector roads.
 - iv) Sidewalks should be provided on one or both sides of the street in Rural Settlement Areas, but cycling facilities are generally not required.
 - v) The minimum right of way width for local road classifications shall be 20.117 metres. Right-of-Way Dedications (OPA 18)

4.5.6 The City may reserve or obtain land for future right-of-way dedications for rights of-way as described in Schedule C-1 – Future Right-of-Way Dedications (Rural). Where a future right-of-way dedication is not described in Schedule C-1 – Future Right-of-Way Dedications (Rural), the City may reserve or obtain land for right of-way dedications for rights-of-way as described in Section C.4.5.2. The aforesaid right-of-way land conveyances may be reserved or obtained through subdivision approval, condominium approval, land severance consent, site plan approval or by gift, bequeathment, purchase or through expropriation where necessary and feasible.

4.5.6.1 The City may require, as a condition of site plan approval, subdivision approval, condominium approval and land severance consent, sufficient lands to be conveyed to provide for a road right-of-way in accordance with the designated widths as set out in Section C.4.5.2 or Schedule C-1 – Future Right-of Way Dedications (Rural).

4.5.6.2 Land conveyances for future right-of-way dedications obtained though land severance or consent shall be taken from both the severed and retained parcels of land unless in the opinion of the City obtaining the land conveyance from both parcels would not be practicable or feasible. 4.5.6.5 Notwithstanding Policies C.4.5.6, C.4.5.6.1, C.4.5.6.3, and C.4.5.7, and in addition to Policies C.4.5.3, the City may waive or accept less lands to be dedicated than the maximum right-of-way dedication and/or daylighting triangle requirements where, in the opinion of the City:

- a) It is determined through a development planning approval process that due to significant adverse impacts on:

- i) existing built form;
- ii) natural heritage features;
- iii) an existing streetscape; and,
- iv) a known cultural heritage resource; it is not feasible or desirable to widen an existing road allowance to the maximum right-of-way dedication or provide the full daylight triangle as set out in Section C.4.5.2, Schedule C-1 – Future Right-of-Way Dedications (Rural), or Section C.4.5.7, and that the City's objectives for sustainable infrastructure, complete streets and mobility can be achieved; or,
- b) An alternative road width or daylight triangle size has been deemed appropriate through a City initiated environmental assessment, streetscape master plan, area master plan, secondary planning study, or other transportation or planning study approved by Council, and provided it does not affect the safe and planned operation of the roadway. (OPA 12)

4.5.6.6 Where a right-of-way width less than the maximum road allowance or a reduced daylight triangle is established in accordance with Policy C.4.5.6.5, the City may require the establishment of an easement for the installation and maintenance of municipal infrastructure. (OPA 12)

4.5.6.7 Notwithstanding Section C.4.5.6 and C.4.5.7, the City shall interpret the required right-of-way widths detailed in Section C.4.5.2 and Schedule C-1 – Future Right of-Way Dedications (Rural), where applicable to denote only the basic requirement for the section of the road. Additional right-of-ways may be required at intersections to provide for exclusive turning lanes, daylight triangles and other special treatments to accommodate the optimum road/intersection geometric design. There may also be additional requirements for right-of-ways to provide lands for environmental considerations, the construction of bridges, overpasses, earth filled ramps, grade separations, depressed sections of roads, pathways, roundabouts, and traffic control in accordance with Section C.4.5.7. Any such additional right-of-way requirements shall be determined at the time of design of the road facilities and shall become part of the total required right of-way.

Access Management

4.5.8.3 Private access to arterial and collector roads shall be designed to minimize the number of driveways where feasible.

4.5.8.4 New development or redevelopment shall only be permitted on a property that has direct frontage on a publicly assumed road constructed to municipal standards.

C.5.0 INFRASTRUCTURE

C.5.1 Private Water and Wastewater Services

5.1.1 No draft, conditional, or final approval of development proposals shall be granted by the City for any development in Rural Hamilton that could impact existing private services or involves proposed private services until the development proposal has complied with all of the following:

- c) The minimum size for a new lot proposed in an application for a severance, lot addition or draft plan of subdivision with an existing or proposed private water system and/or existing or proposed private sewage disposal system shall:
 - i) be the size required to accommodate the water system and sewage disposal system with acceptable on-site and off-site impacts;
 - ii) shall include sufficient land for a reserve discharge site or leaching bed, as determined by the requirements in Policies C.5.1.1 a) and b); and,
 - iii) not be less than 0.4 hectare (one acre) in size. The maximum lot size shall be in accordance with Policy F.1.14.2.1 f). (OPA 26)
- d) Development of a new land use or a new or replacement building on an existing lot that require(s) water and/or sewage servicing, may only be permitted where it has been determined by the requirements of Policies C.5.1.1 a) and b) that the soils and size of the lot are sufficient to accommodate the water system and sewage disposal system within acceptable levels of on-site or off-site impacts including nitrate impact, and shall include sufficient land for a reserve discharge site or leaching bed. The maximum lot size shall be in accordance with F.1.14.2.1 f). (OPA 26)
- e) The private water supply and sewage disposal systems shall be capable of sustaining the proposed and existing uses within acceptable levels of on-site and off-site water quantity and quality impacts, including nitrate impact;
- f) The existing or proposed wastewater system shall not include a sewage disposal holding tank.
- g) The existing or proposed water supply system shall include a well with sufficient quantity of water and with potable water supply to sustain the use. A cistern system that meets current accepted standards, may, to the satisfaction of the City, be an additional component of the water supply system. (OPA 26)
- h) Notwithstanding Policy C.5.1.1 g), a cistern that meets current accepted standards may be used as a primary water source in the following circumstances: (OPA 18)
 - i) the building of a dwelling on an existing lot in accordance with Policy F.1.12.6, where insufficient water supply is due to the impacts of dewatering for mineral aggregate extraction as demonstrated by a quarry area of influence study, approved by the Province and provided by the proponent.
 - ii) redevelopment of an existing use, on an existing lot, which is serviced by an existing water cistern, provided there is no negative impact of the proposal on the cistern.

- iii) new development on an existing lot if it is demonstrated by an applicant, through the submission of evidence in the form of a well test, hydrogeological study or other, that groundwater quality or quantity is inadequate to support the use, to the satisfaction of the City.
- iv) the severance of an existing dwelling in accordance with Section F.1.14.2, serviced by an existing water cistern, provided there is no negative impact on the cistern.

5.1.3 The landowner shall be responsible for the maintenance and repair of all private water supply and sewage disposal systems in accordance with all applicable legislation.

CHAPTER D – RURAL SYSTEMS, DESIGNATIONS AND RESOURCES

D.5.0 RURAL SETTLEMENT AREAS

The Rural Settlement Area designation on Schedule D – Rural Land Use Designations, designates those areas where a variety of land uses and developments have clustered together on a small scale outside the designated Urban Area. These areas are intended to be residential and service centres that serve the immediate community and the surrounding rural area. Nineteen (19) Rural Settlement Areas have been identified and designated on Schedule D – Rural Land Use Designations. Lands designated Rural Settlement Area shall be subject to Rural Settlement Area general policies and Secondary Plan policies for each Rural Settlement Area set out in Volume 2 of this Plan.

5.1 Other Provisions

5.1.1 Development proposed within a provincial plan area identified on Schedule A – Provincial Plans shall comply with Section C.1.0, Provincial Plans, of this Plan.

CHAPTER F – IMPLEMENTATION

1.2 Rural Settlement Area Plans

Secondary Plans and Rural Settlement Area Plans are used to provide detailed and community specific guidance to growth and change in smaller geographic areas of the City. They identify more detailed land uses densities, design requirements, infrastructure requirements and other implementing actions appropriate for the community. These Plans are not intended to repeat the policies in Volume 1 of this Plan, but to supplement Volume 1 policy directions and land use designations. Once Secondary Plans are completed, they are adopted as amendments to this Plan. Volume 2 of this Plan contains the Secondary Plans and Rural Settlement Area Plans. Rural Settlement Area Plans have been completed for communities outside the Urban Area. Rural Settlement Area Plans have the same function as Secondary Plans in the Urban Area.

1.2.1 Secondary Plans and Rural Settlement Area Plans may be prepared as needed for planning districts, neighbourhoods, nodes, corridors or any other area of the City, and in particular:

- a) Large tracts of vacant or underutilized land to ensure the appropriate and orderly use of land, co-ordinate local development with City-wide planning infrastructure strategies and ensure the efficient provision of infrastructure;

1.2.2 The individual Secondary Plan and Rural Settlement Area Plan policies and designations are contained in Volume 2 of this Plan. Secondary Plan designations shall be identified on the maps appended to the specific Secondary Plan areas. It is intended the Secondary Plan policies are to be read in conjunction with the policies and designations contained in Volume 1. However, should there be a discrepancy between the policies and/or designations, the policies and designations of the Secondary Plan shall prevail.

1.8 Holding By-laws

There are instances where the intended use and zoning is known for lands, but development should not take place until the planned details and phasing of development is determined, and/or facilities are in place or conditions for development are met. Under the Planning Act, Council may pass a "Holding" By-law that places an "H" symbol over the zoning of land and specifies the conditions that shall be met before the "H" symbol is removed and the lands can be developed.

1.8.1 Council may use the Holding "H" symbol in conjunction with the Zoning By-law pursuant to the provisions of the Planning Act to identify the ultimate use of land but to limit or to prevent the ultimate use in order to achieve orderly, phased development and to ensure that servicing and design criteria established in this Plan have been met prior to the removal of the "H" symbol.

1.8.2 A Holding symbol may be applied under any or all of the following circumstances:

- a) Where development is contingent upon other related matters occurring first, such as (but not limited to):
 - i) Completion of required site or area specific studies;
 - ii) Consolidation of land ownership of abutting properties to ensure orderly development and phasing of development;
 - iii) Fulfillment of financial obligations;
 - iv) Securement of funding agreements on necessary infrastructure or services; and
 - v) Fulfillment of conditions imposed by the City through other Planning Act tools;
- b) Where phasing is necessary in order to ensure orderly development and/or achieve one or more objectives of this Plan;
- c) Where municipal infrastructure is not adequate or yet installed to support the ultimate use; and

- d) Where environmental constraints currently preclude development or redevelopment without planned mitigative or remediated measures.

1.8.3 Until such time as the Holding “H” symbol is removed, the By-law may permit interim land uses which may include an existing use or another use that is permitted by the Zoning By-law and does not jeopardize the land for the intended land uses.

1.8.4 Council shall pass a By-law to remove the Holding “H” symbol for all or part of the property only when the City is satisfied all the conditions of:

- a) The “H” zone have been fulfilled; and
- b) The provisions of this Plan are met.

1.14 Division of Land

Development of lands may require further subdivision of existing lots or tracts of land.

1.14.2 Lot Creation (OPA 5)

Lot Creation within Designated Rural Settlement Areas

1.14.2.4 Within designated Rural Settlement Areas all proposed severances that create a new lot and proposed lot additions shall:

- a) comply with the policies of this Plan including a rural settlement area plan where one exists;
- b) be compatible with and not hinder surrounding agricultural operations;
- c) conform to the Zoning By-law;
- d) be permitted only when both severed and retained lots have frontage on a public road;
- e) meet Minimum Distance Separation requirements; and,
- f) meet the requirements of Section C.5.1, Private Water and Wastewater Services, except as permitted in F.1.14.2.7 d). (OPA 18)

VOLUME 2, CHAPTER A – RURAL SETTLEMENT AREA PLANS

A.1.0 GENERAL POLICIES

1.2 General Policies

1.2.2 The following policies apply to all nineteen Rural Settlement Areas identified and designated on Schedule D – Rural Land Use Designations.

1.2.3 The predominant use of land in Rural Settlement Areas shall be single detached residential development. Small scale commercial uses, parks, institutional uses serving the rural

community, such as schools and places of worship, may also be permitted, as set out in the following policies, and Schedules and Maps of Volume 2 this Plan.

1.2.4 Development in Rural Settlement Areas shall proceed in accordance with the specific policies and designations for each Rural Settlement Area and subject to the following conditions:

- a) Within the Rural Settlement Areas, development shall be of a height, density, area and nature to be compatible with the existing built environment;
- b) All development shall be required to obtain approval from the City for servicing. Any development shall be serviced in accordance with Section C.5.1, Sustainable Private Water and Wastewater Services of Volume 1 of this Plan, and in no case shall a proposed new lot be less than one acre; and (OPA 26)
- c) The development shall comply with the Natural Heritage System Policies, Section C.2.0, Volume 1 of this Plan.

1.2.7 Where policies of the Copetown and Greensville Rural Settlement Area Plans conflict with the policies of Volume 2, Section A.1.0, General Policies, the policies of the Rural Settlement Area Plans shall prevail.

1.2.8 To maintain and protect the distinct form and historical character of Rural Settlement Areas designated in this Plan, any application pursuant to the Planning Act or other legislation shall seek to conserve cultural heritage resources, cultural heritage landscapes, areas of archaeological potential, archaeological sites and the overall settlement character.

1.2.9 To conserve the settlement character, construction of new buildings or renovation of existing buildings shall be sympathetic to and consistent with the existing heritage attributes of the Rural Settlement Area, including, but not limited to, consideration of traditional minimum lot sizes and setbacks in accordance with Section C.5.1 of Volume 1, building massing and orientation, and preservation of views, open spaces, and landmarks.

A.3.0 FLAMBOROUGH RURAL SETTLEMENT AREA PLANS

3.5 Greensville Rural Settlement Area Plan

3.5.3 General Development Policies

3.5.3.1 New development in the Greensville Rural Settlement Area Plan Area shall be integrated and compatible with the existing community through the following general policies which apply to all land use designations.

3.5.3.2 The predominant land use of newly developable areas shall be single detached dwellings. Related community facilities such as parks, schools and libraries shall be provided as required on lands designated appropriately.

3.5.3.3 Development shall generally occur through the subdivision process. Infilling of a minor nature may also be permitted through consent.

3.5.3.5 Development shall take place in accordance with Map 8a of this Rural Settlement Area Plan. Regard shall also be had to the other Schedules and relevant policies in other sections of this Plan.

3.5.3.6 New development shall conform to Section C.2, Natural Heritage System policies in Volume 1 of this Plan.

3.5.5 Settlement Residential

Those lands designated Settlement Residential on Map 8a may be permitted to be developed for residential purposes in accordance with the following policies:

3.5.5.1 In order to provide guidelines to determine the extent and density of residential development that can be sustained without degradation of the ground and surface waters within and outside the Rural Settlement Area Plan boundary, a Comprehensive Servicing Study shall be undertaken. The study shall include a comprehensive examination of the quality and quantity of ground and surface water and shall establish future growth of Greensville. The study shall review the existing information available and update that information to meet present day awareness of water resource impacts.

3.5.5.2 The Terms of Reference for such a study shall be developed by the City in consultation with the Ministry of the Environment, the Niagara Escarpment Commission, the Ministry of Natural Resources and the Hamilton Conservation Authority. This does not commit public agencies to funding the study. Funding may come partially or totally from landowners who benefit from the study. In the interim, development shall take place in accordance with Section A.3.5.13, of Volume 2.

3.5.5.3 The predominant form of residential development shall continue to be the single detached dwelling.

3.5.5.4 Residential development in the Rural Settlement Area Plan area shall predominantly take place by registered Plan of Subdivision. Plans of Subdivision shall comply with the land use designations and policies of this Rural Settlement Area Plan. Infilling by the consent process may be permitted where the size and location of a property precludes it from being developed by Plan of Subdivision or in conjunction with another Plan of Subdivision and where it will not interfere with existing or future development.

3.5.5.5 Development of residential areas shall be integrated with parks, open space and school sites. To achieve this integration, consideration shall be given, in the development process, to potential walking and bicycle trails to connect residential areas with parks, open space and schools.

3.5.5.6 The division of land by consent may be considered when it is clear that a Plan of Subdivision is not necessary. When the severance of land by consent is deemed

appropriate, regard shall be had to the other policies of this Rural Settlement Area Plan and Volume 1 of this Plan.

3.5.5.7 New residential development shall be integrated and compatible with the existing residential character. In this respect, when development occurs adjacent to or as infilling in existing areas, the bulk, mass and height shall be similar to that of existing residential uses. In addition, consideration shall be given to the use of increased setbacks, screening and buffering to minimize any adverse impacts on existing development.

3.5.5.11 In accordance with appropriate provincial regulations and guidelines, distance separations and/or warning clauses and any other measures identified in the reports may be required through the subdivision or consent approval process.

3.5.11 Transportation

3.5.11.4 Arterial roads, such as Brock Road provide access to provincial highways and other parts of the City. Direct access for residential lots onto arterial roads will be discouraged. The City shall give consideration to reverse frontage lots and joint accesses in development plans. The minimum right-of-way for arterial roads shall be 32 metres (105 feet).

3.5.11.5 Municipal roads consist of collector roads and local streets.

- a) Collector roads gather the traffic from residential areas and distribute it to the provincial and arterial roads. Collector roads may be constructed in the Rural Settlement Area Plan area at locations shown on Schedule B.16-2 of the former Town of Flamborough Official Plan. Minor alterations to these roads shall not require an amendment to this Plan. The City shall endeavour to secure a minimum right-of-way width of 26 metres (86 feet) for collector roads.
- b) Local streets provide access to individual residential lots. The location of local streets shall be determined as Plans of Subdivision are approved. The minimum right-of-way shall be 20 metres (66 feet). Of particular importance to the phasing of development in the Rural Settlement Area Plan area shall be the provision of adequate access points of local roads to both arterial and collector roads.

3.5.12 Storm Water Management

3.5.12.1 It is the intent of this Rural Settlement Area Plan that existing storm water drainage systems continue to serve the Rural Settlement Area Plan area and that a master storm water drainage study be completed. A master storm water drainage study can become part of the comprehensive servicing study.

3.5.12.2 The City shall give consideration to the impact the proposed development may have on the existing storm drainage systems, on existing or other proposed development up or down stream, and the effects of peak flows on major watercourses and

ecological systems. The master storm water drainage study shall have regard to the possible impacts upon Spencer Creek, which contains a significant warm-water fishery. Methods described in the drainage study shall ensure that the Department of Fisheries and Oceans objective of no net loss of fish habitat shall be applied.

3.5.12.3 A master storm water drainage plan shall be completed for the Rural Settlement Area Plan area by an independent engineer and approved by the City. Alternatively, storm water drainage plans may be prepared for the Major Development Areas shown on Map 8b in consultation with the Ministry of Natural Resources.

3.5.12.4 Storm water drainage shall be provided in accordance with the conclusions of the master storm water drainage study or alternative storm water drainage plans. New development, prior to the preparation of a master drainage plan, will be required to have site specific storm water management plan including details of water quality and peak flows. In any event, storm water management works for all development will be subject to approval pursuant to the Ontario Water Resources Act.

3.5.12.5 Channelization and drainage work required shall be the financial responsibility of the affected landowner. Any proposed work must be submitted for approval under the Lakes and Rivers Improvement Act of the Ministry of Natural Resources.

3.5.12.6 A limited amount of development may be considered on a site specific basis prior to the completion of a storm water management plan, provided that such development is incorporated into the storm water management plan when it is completed.

3.5.13 Servicing

3.5.13.1 It is the intent of this Rural Settlement Area Plan that development of the Rural Settlement Area Plan area be based on private or communal water and private sewage disposal systems, and with Municipal solid waste collection.

3.5.13.2 Development in the Rural Settlement Area Plan area may occur on the basis of private water supply or a communal water system, approved by the City.

3.5.13.3 Development shall take place on private sewage disposal systems.

3.5.13.4 Residential development, by Plan of Subdivision or by consent to sever, shall be based upon a professional hydrogeologic and soils study, prepared and reported to the satisfaction of the Province, the City, and the Niagara Escarpment Commission. Such a hydrogeologic study shall include, but not necessarily be limited to, the percolation rate and grain size distribution of the soil, the amount of overburden to the depth of at least seven feet, the depth of the water table if less than 10 feet, and an impact assessment of the proposed subdivision or consent on the local water resources. The assessment must consider both on-site and off-site impacts related to the quantity and quality of water. All development shall be permitted only in accordance with the results of the study and on lots capable of accommodating a Class 4 (septic tank and tile bed) or Class 6 (aerobic) septic system including and area equal to the original tile bed area which is left free of development or hard

surfaces to provide for a replacement tile bed in the event of failure to the original system, as determined by the City. Residential development is subject to conformity with policies in Sections A.3.5.12.5 to A.3.5.12.9 inclusive, and A.3.5.13, Volume 2 of this Plan.

- 3.5.13.5** The purpose of the study outlined in Section A.3.5.12.4 Volume 2 is to ensure that an adequate supply of potable water is available to service the proposed development, and that there will be no unacceptable adverse effect on the quality and quantity of ground and surface waters as a result of the proposed development. In this regard, test wells shall be established and these wells along with existing wells shall be monitored for a period of two years after 10 out of the 12 units are occupied, (or a shorter period as determined by the Ministry of the Environment and the City).
- 3.5.13.6** A monitoring program for test wells and existing wells as determined by the Province shall include, but not necessarily be limited to existing conditions before construction, conditions during the construction process as specified in the subdivision agreement and for a period of two years after 10 out of 12 of the units are occupied, (or for a shorter period as determined by the Province and the City).
- 3.5.13.7** If the monitoring program of the wells reveals detrimental impacts on the water supply in the surrounding area, mitigation measures to minimize such impacts will be proposed by the developer. The mechanisms for implementing the mitigation measures will be identified and carried out to the satisfaction of the City, the Province, and the Niagara Escarpment Commission. The monitoring program shall include, where deemed necessary by the Province, the impacts of development on the quality of down gradient streams and waterbodies.
- 3.5.13.8** The carrying out of the monitoring program work shall be the responsibility of property owners/developers.
- 3.5.13.9** The City shall encourage electrical, telephone, cable and gas servicing to be placed underground.
- 3.5.13.10** Consideration shall be given to the effects of the installation of utilities, roads and services on buildings, sites and areas of historical, architectural, scenic or archaeological importance prior to the approval of such installation.

3.5.16 Implementation

- 3.5.16.3** Map 8a and Map 8b of this Secondary Plan, and B.16-2 of the former Town of Flamborough Official Plan, constitute part of the Rural Settlement Area Plan and must be read in conjunction with the textual policies.

3.5.17 Interpretation and Boundaries

- 3.5.17.1** The boundaries separating land use designations on Map 8a are approximate except where they coincide with roads, water courses or other clearly identifiable features.

Minor adjustments to these boundaries shall not require an amendment to the Rural Settlement Area Plan where the general intent of the Plan is upheld. Similarly, all figures used in the text are approximate and no amendment shall be needed for minor variances from these figures.”

4.9 Town of Flamborough Zoning By-Law 90-145-Z:

The subject property falls within the jurisdiction of the former Town of Flamborough Zoning By-Law 90-145-Z.

The site is currently zoned ‘**R2-14-H**’, **Settlement Residential Exception 14** within Zoning By-Law 90-145-Z, and is subject to a historic **Holding Provision** which restricts development on the property until specified conditions are met (**Appendix ‘N’**).

Applicable excerpts from Zoning By-Law 90-145-Z, as amended, give context to the planning permissions currently affecting the subject property.

Applicable excerpts from the City of Hamilton Zoning By-law are as follows:

“Section 4 – Zones

4.5 HOLDING ZONES (H)

Notwithstanding any other provisions of this By-law, where the zone symbol on Schedules A-1 to A-48 inclusive has the suffix (H), no lot shall be used or no building or structure shall be erected, located or used therein except for the following purposes until the suffix (H) has been removed from the zone symbol by a by-law passed pursuant to Sections 34 and 35(4) of the Planning Act, R.S.O. 1983, Chapter 1, as amended from time to time:

- (a) Existing Uses; and,
- (b) General provisions in accordance with the provisions of Section 5 hereof.

4.6 EXCEPTION TO THE ZONE PROVISIONS

Where a symbol on Schedules A-1 to A-48 inclusive is followed by a dash and a number (for example R1-7), the lot, buildings and structures shall be subject to all the regulations of the zone except as otherwise provided by the regulations specified in an exception number to that zone.

4.8 MINIMUM DISTANCE SEPARATION FORMULAE #07-112

That all development within the City of Hamilton be subject to the Minimum Distance Separation (MDS) formulae as established by the Ministry of Agriculture, Food and Rural Affairs, as amended from time to time.

Section 5 – General Provisions

5.14 LOT AREA AND FRONTAGE REQUIREMENTS

All lots without either municipal water service or sanitary sewers or both shall be subject to the requirements of the Regional Department of Health Services for the minimum lot area, provided that if the requirements of the Regional Department of Health Services are less than the requirements of this By-law, this By-law shall prevail.

5.17 MINIMUM DISTANCE SEPARATION

The following setbacks shall apply to any agricultural use and any adjacent use:

- (a) no dwelling unit, recreational use or institutional use shall be established or enlarged adjacent to a lot containing any buildings or structures used for livestock, excluding a dwelling unit on the same lot as the livestock use, except in accordance with the requirements of the Minimum Distance Separation Formula One included in Appendix A attached to this By-law; and,
- (b) no building or structure used or intended to be used for the raising of livestock shall be established or enlarged on a lot except in accordance with the requirements of the Minimum Distance Separation Formula Two included in Appendix A attached to this By-law.

5.21 PARKING REGULATIONS

5.21.1 Parking Space Requirements

The owner of any building, structure or use shall provide and maintain parking spaces on the same lot and within the same zone, in accordance with the following:

Type of Use:

Residential

- (a) Single detached, Semi-detached, Duplex, Triplex and Converted dwellings Street Townhouses and farm related residences

Minimum Number of Parking Spaces Required:

1 parking space per dwelling unit

SECTION 7 – Settlement Residential Zone R2

No person shall use any lot or erect, alter or use any building or structure within any Settlement Residential Zone - R2 except in accordance with the following provisions or as otherwise specified in the provisions of Subsection 7.3.

7.1 PERMITTED USES

- (a) Single Detached Dwelling

7.2 ZONE PROVISIONS

- (a) Lot Area (minimum).....2000 square metres (0.2 ha)
- (b) Lot Frontage (minimum)30 metres
- (c) Height (maximum)11 metres
- (d) Lot Coverage (maximum)**20%**
- (e) Front Yard (minimum)7.5 metres
- (f) Rear Yard (minimum)10 metres
- (g) Interior Side Yard (minimum)1.8 metres
- (h) Exterior Side Yard (minimum).....7.5 metres
- (i) Landscaped Open Space (minimum).....No Minimum
- (j) General Provisions - in accordance with the provisions of Section 5 hereof.

7.3 EXCEPTION NUMBERS

7.3.9 **R2-9 (See Schedule Numbers A-37 and A-43)**

Permitted Uses:

- (a) Subsection 7.1 shall apply.

ZONE PROVISIONS

- (c) Height (maximum)11 metres
- (d) Lot Coverage (maximum)**10%**
- (e) Front Yard (minimum)7.5 metres
- (f) Rear Yard (minimum)10 metres
- (g) Interior Side Yard (minimum)3 metres
- (h) Exterior Side Yard (minimum).....7.5 metres
- (i) Landscaped Open Space (minimum).....No Minimum
- (j) General Provisions - in accordance with the provisions of Section 5 hereof.

7.3.14 **R2-14 (See Schedule Numbers A-36, A-37 and A-43) #19-079 (H Removal)**

Permitted Uses:

- (a) Subsection 7.1 shall apply.

Zone Provisions:

- (a) Lot Area (minimum).....8000 square metres (0.8 ha)
- (b) Lot Frontage (minimum).....35 metres
- (c) All other zone provisions of Subsection 7.3.9 shall apply.”

5.0 PLANNING JUSTIFICATION:

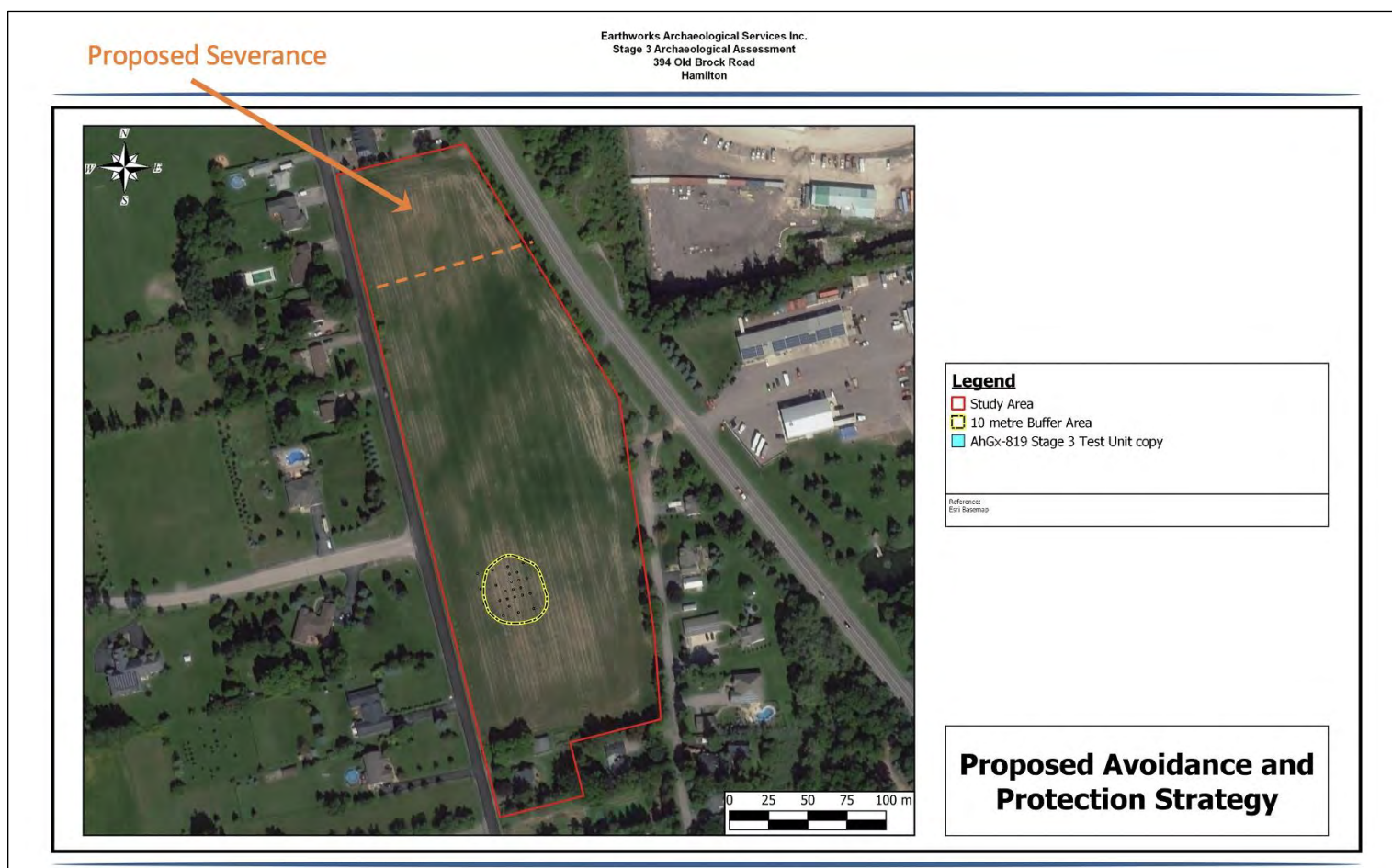
5.1 Site Suitability:

The subject property is located within the Greensville Rural Settlement Area, which is intended by the City of Hamilton to be an area of focus for residential infill/intensification. It is also designated ‘Settlement Residential’ and ‘Major Development Area A’ within the Greensville Secondary Plan.

The subject property is ideally located with access to Old Brock Road and has a generally flat topography. The property contains no natural heritage features and limited mature trees (at its boundary). This surrounding rural hamlet community predominantly features large rural residential lots with single-detached homes similar to the lot proposed through this consent / minor variance application.

The current overall property contains an identified Cultural Heritage site near the central south side of the property, as noted in the Stage 3 Archaeological Assessment by Earthworks Archaeological Services Inc. Since the proposed severance is at the extreme north side of the property, there is no conflict with this avoidance area, and this area will be identified with construction fencing for extra security.

Figure 9: Archeological Avoidance Area – to be fenced (with construction fencing)



5.2 Provincial Policy Statement (PPS) (2020):

The community of Greensville is made up of a mix of older agricultural remnant parcels, rural residential development, and newer urban type residential subdivisions. The subject property and many of the surrounding agricultural parcels are designated as settlement residential and located within the settlement boundary. This is important as the development of the remaining agricultural remnant parcels within the settlement area boundary are not designated agricultural, and therefore are permitted to be developed and shall be the focus of growth and development (1.1.3.1).

The principal severances (i.e. infill/intensification) within settlement areas will encourage long-term economic prosperity (1.7.1), the wise use of the available land resource to meet dynamic market-based needs within the housing supply (1.7.1 (b)), and increase the supply of housing options.

As such, the proposed development is consistent with the objectives of the Provincial Policy Statement.

5.3 Growth Plan for the Greater Golden Horseshoe (2019):

According to the policies of the Growth Plan, the subject property is defined as being within the 'Greenbelt Plan Area', however, the lands have also been identified by the City of Hamilton as a Rural Settlement Area (Greensville), and as such are available for development. Residential intensification within the Greensville Settlement Area will contribute to the City of Hamilton's intensification target of 50% of all development occurring within a delineated built-up area (**2.2.2.1(a)**), and in turn will lessen the housing pressure on non-settlement areas for new development.

As such, the proposed development conforms with the objectives of the Growth Plan for the Greater Golden Horseshoe.

5.4 Greenbelt Plan (2017):

According to the policies of the Greenbelt Plan, the subject property is technically defined as being within the 'Protected Countryside', however, the lands have also been identified by the City of Hamilton as a Rural Settlement Area (Greensville). Given the policies of the Growth Plan and the City's Rural Official Plan (under Section 3.4.4 of the Greenbelt Plan), the subject lands are available for development. Settlement Areas within the protected countryside are to be the focus of growth and development which sustain the character of the rural landscape (**1.2.2.4**).

As such, the proposed development conforms with the policies of the Greenbelt Plan.

5.5 City of Hamilton Official Plan (2013):

The subject property is designated '**Rural Settlement Area**' within the Rural Hamilton Official Plan. Rural Settlement Areas are delineated by a settlement area boundary which separates agricultural and non-agricultural uses (**B.2.1.b**). The proposed severance complies with the policies of the rural settlement area plan and meets the requirements for provision of private water and wastewater services (**C.5.1 & F.1.14.2.4**).

As designated within the Greensville Rural Settlement Area Plan (**V.2 3.5.3**), the proposed severance application is for the creation of one (1) new single detached residential lot (**V.2 3.5.3.2**). Since the proposed consent is for the creation of one (1) new development lot, the application can be considered minor in nature and permitted through the policies of the settlement area plan (**V.2 3.5.3.3**) which is the predominant land use.

Within the Greensville Settlement Area, the supply of potable water is continuously monitored through the development application process. Edmond & Associates (P.Eng) has reviewed the existing on-site water supply, as well as neighbouring well records, and has established sufficient potable water quality and quantity. The water availability is more than sufficient to meet the needs of one (1) new single-detached residential home, as per the guidelines (**V.2 3.5.5.1**). The proposed development of a single-detached residential home on the lot created through the proposed consent application will be serviced through on-site septic design (**V.2 3.5.13.3**). An evaluation of private septic services for the potential consent was also carried out by Edmond & Associates (P.Eng) and it was determined that the area is suitable for accommodating a private septic system (**V.2 3.5.13.4**) on the proposed lot area.

The subject property is within an area recognized as having a 'high potential' for the existence of archeological resources. As such, a complete assessment of the subject lands was carried out by Earthworks Archeological Services, according to the standards of the official plan (**B.3.4.4**). As previously noted, the proposed severance has been proven not to have any impact on the site's archeological avoidance area, and the identified area (away from the severance site), will be fenced with highly visible construction fencing for extra security.

The proposed severance requires access via Old Brock Road which is considered a local roadway (**4.5.2 d**) and is an appropriate selection (**V.2 3.5.11.5 b**) given the other two roadways abutting the subject lands are considered collector roads which limit private access (**4.5.2 c**).

As outlined by municipal staff, a right-of-way dedication is required and is proposed as part of this severance application along two road frontages abutting the subject property, as well as a one-foot reserve along Brock Road. The ultimate right-of-way as identified by municipal staff is 20.117 metres for both Moxley Road and Old Brock Road, and the one-foot reserve will be located along the Brock Road frontage.

As such, the proposed development conforms with the policies of the City of Hamilton Rural Official Plan.

5.6 Former City of Flamborough Zoning By-Law 90-145-Z:

The proposed severance application will create one new single-detached rural residential lot within the rural community of Greensville. The proposed minor variance will be applicable to the proposed severed lands, while the retained lands will maintain the current zoning designation of 'Settlement Residential' (R2-14). In addition, a minor increase to the maximum lot coverage is also proposed to allow a variety of single-detached built forms that include on-site septic and well construction (that are included within the lot coverage calculation). All other provisions of the Settlement Residential (R2-14 zoning) can be met as demonstrated in Table 1 below.

Table 1: Site Statistics and Requested Variances

R2-14 Zone	Required	Severed	Retained
Minimum Lot Area**	8000 m ²	7,415.57 m ²	39,400.0 m ²
Minimum Lot Frontage	35.0 m	79.5 m	344.0 m
Maximum Height	11.0 m	11.0 m	11.0 m
Maximum Lot Coverage	10.0%	20.0%**	10.0%
Minimum Front Yard	7.5 m	12.0 m	10.32 m
Minimum Rear Yard	10.0 m	52.92 m	29.91 m
Minimum Interior Side Yard	1.8 m	16.55 m & 21.33 m	17.94 m
Minimum Exterior Side Yard	7.5 m	N/A	N/A
Landscape Open Space	No Minimum Required	N/A	N/A
Accessory Building			

Maximum Lot Coverage	5%	4.51%	N/A
Maximum Building Height	4.6 m	4.6 m	N/A
Minimum Interior Side Yard	>1 m	7.44 m	35.04 m
Minimum Rear Yard	>1 m	29.55 m	15.81 m

**As per R2-14 zone provisions

**It should be noted that the actual proposed lot coverage for the severed lands is 13.2%, but because the building on the severed property is conceptual, the applicant is requesting 20% lot coverage for the severed lands.

NOTE: Since the subject property currently has a historic 'Holding Provision' on it as previously discussed, it is understood that as a condition of approval, the Holding Provision will technically need to be removed.

6.0 Four Tests of a Minor Variance

Section 45(1) of the Planning Act states that the Committee of Adjustment may authorize variances from the provisions of the Zoning By-Law provided that the four tests are met. This section provides an analysis that evaluates the proposal's required variances within the context of the four tests as follows:

1. *Do the requested variances maintain the general intent and purpose of the Official Plan?*

The City of Hamilton Official Plan recognizes the need for intensification and infill development mandated by the Growth Plan provincial policy, as well as its own rationalized consideration of its municipal future (**Section 5.7 of this report**). As such, the City's Official Plan generally permits new development such as the proposed single-detached residential lot. Furthermore the Greensville Secondary Plan anticipates appropriate residential development in this area (and on these subject lands), and therefore it is the Author's opinion that the proposed minor variance meets the general intent of the Official Plan policies.

2. *Do the requested variances maintain the general intent and purpose of the Zoning By-Law?*

The City of Hamilton (Flamborough) Zoning By-Law is designed in a manner that generally supports intensification and redevelopment within prescribed areas/zones. Given the development constraints of the subject property (required on-site septic and well design), feasible development of the proposed lot will require slight variation from the prescribed zoning provisions for lot coverage. In addition, a minor reduction in lot area is proposed to respect a more compact lotting design resulting from recent septic design innovations, while reserving the retained lands for future development potential (*not currently contemplated under this application*). The reduced lot area is also supported by City Staff through their Formal Consultation comments.

All provisions of the R2-14 Zone can be met thorough the proposed design with the exception of the proposed minor variances (**Table 1**). As such, the proposed minor variance for reduced lot area and increased lot coverage will see the site developed with one single-detached residential use. Finally, the current Holding Provision is a technical matter that is easily resolved as a condition of severance or minor variance approval.

As such, in the Author's opinion, the proposed minor variance(s) met the general intent of the City's Zoning By-Law No. 90-145-Z, as amended.

3. Are the requested variances desirable and appropriate for the lands?

The requested minor variance(s) will facilitate the development of one (1) new infill development rural lot that is in character with the surrounding lot sizes, maintains an existing density of the area, and promotes the compatible development of the Greensville settlement area.

As such, in the Author's opinion, the proposed minor variance is both appropriate and desirable.

4. Are the requested variances minor in nature?

The proposed development is seeking to create a (1) single new residential rural lot for one (1) single-detached dwelling. The proposed lot and associated dwelling will maintain the character, density, and intent of the Greensville Secondary Plan Area, while also utilizing currently non-developed lands within the settlement area.

As such, in the Author's opinion, the proposed minor variance is minor in nature.

7.0 Severance Justification

The proposed severance will result in the creation of one new lot (and one retained lot) in a location that has proven to be capable to being privately serviced, is appropriately sized (Section C.5.1, 5.1.1C, iii – City Official Plan), and suitable for limited new low-density development. The proposed redevelopment of the lot will be compatible with the surrounding neighbourhood, building sizes, and local streetscape as well as the prevailing built form and block patterns of Old Brock Road. As such, the proposed severance is aligned with the consent regulations of the Planning Act, and generally conforms with the Provincial, Regional, and Local planning policies.

8.0 CONCLUSION

It is the Author's professional planning opinion as a Registered Professional Planner, that given the respective policies, surrounding conditions, including the current Official Plan, Secondary Plan, and Zoning designations on the subject property, the proposed consent application and minor variance(s) are considered to be of '**Good Planning**', that is in the public interest, is consistent with the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, conforms with City of Hamilton Official Plan and maintains and complements the character of the surrounding Greensville Settlement Area.

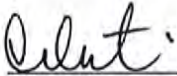
Furthermore, given the City's expectation for residential development on these lands, and the proposal for one (1) single new lot on private services with access to an existing improved roadway, the severance application is not considered premature.

As such, the proposed consent and minor variance(s) applications should be approved.

Given the analysis presented in this Justification Report, there is enough merit to support the two (2) variances, that meet the four tests, as well as appropriate support for the proposed severance for the single new rural lot.

I hereby certify that this Planning Justification Report was prepared and reviewed by Registered Professional Planner (RPP), within the meaning of the Canadian Institute of Planners and the *Ontario Professional Planners Institute Act, 1994*.

Prepared by:



Victoria Colantonio, BURPI
Planner/Development Coordinator
Urban in Mind, Professional Urban Planning, Land Development & CPTED Consultants

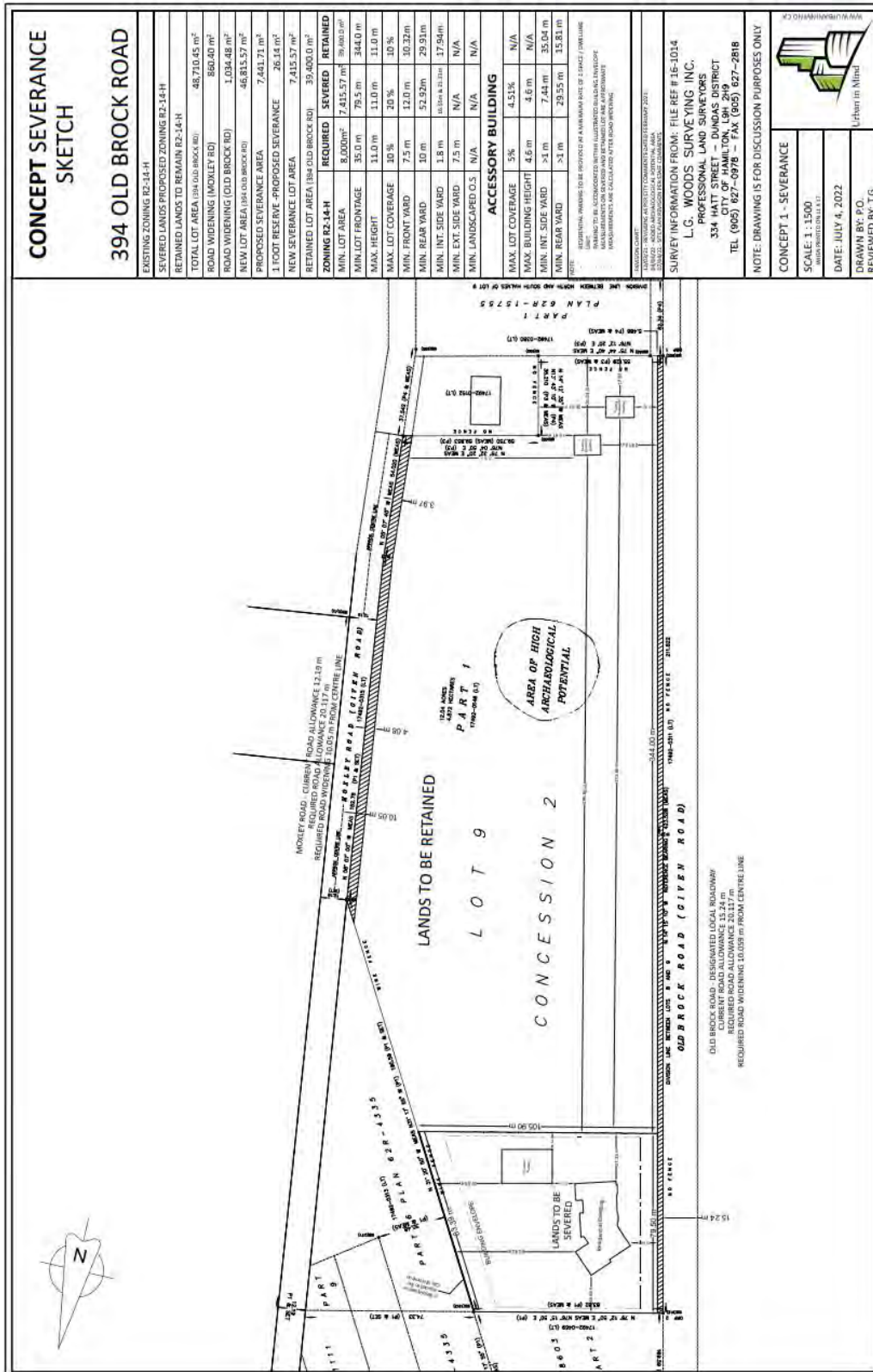
Reviewed by:



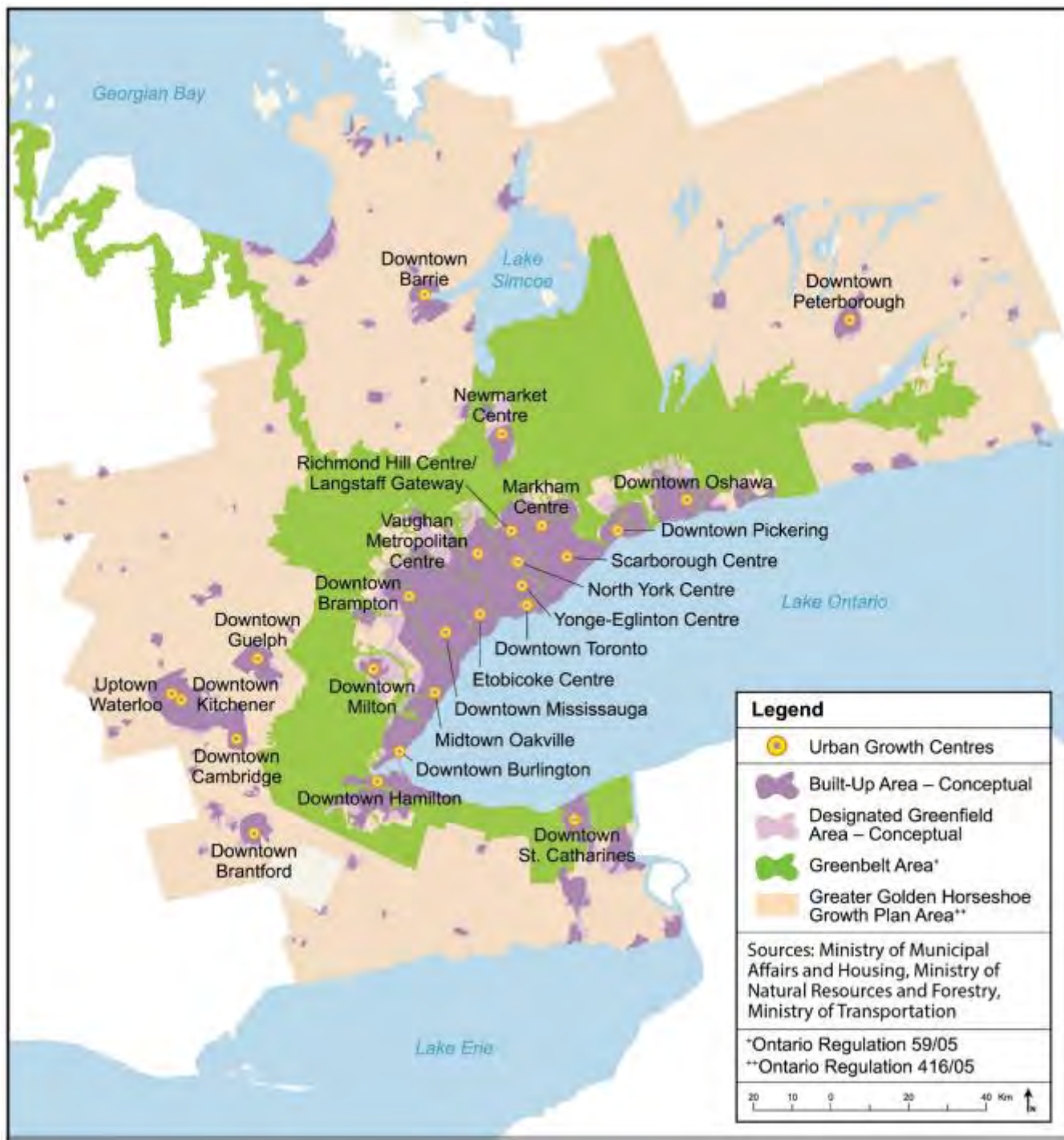
Terrance Glover, RPP, CPT
Principal
Urban in Mind, Professional Urban Planning, Land Development & CPTED Consultants



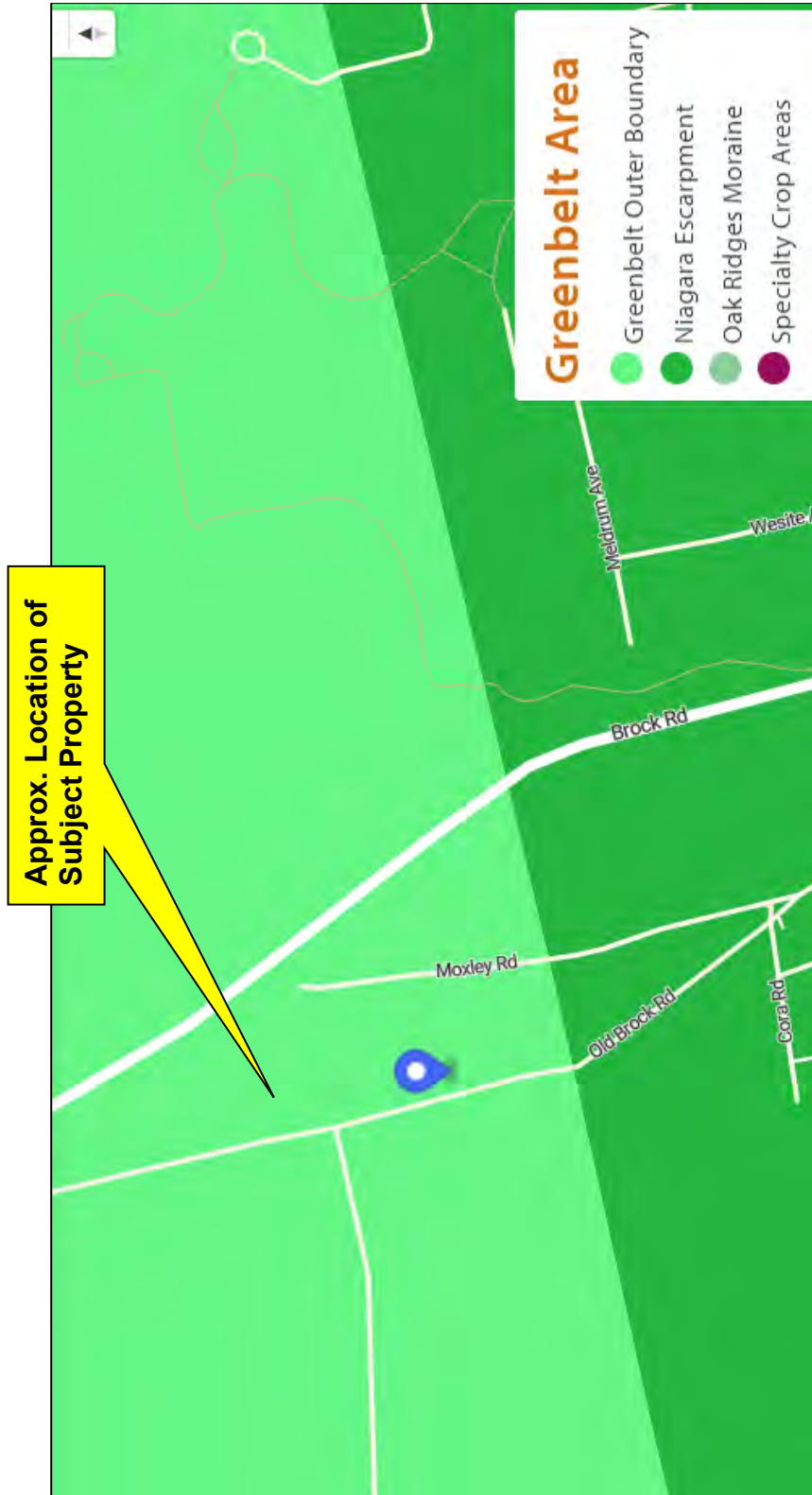
Appendix 'A': (Survey of Existing Conditions – Subject Property)



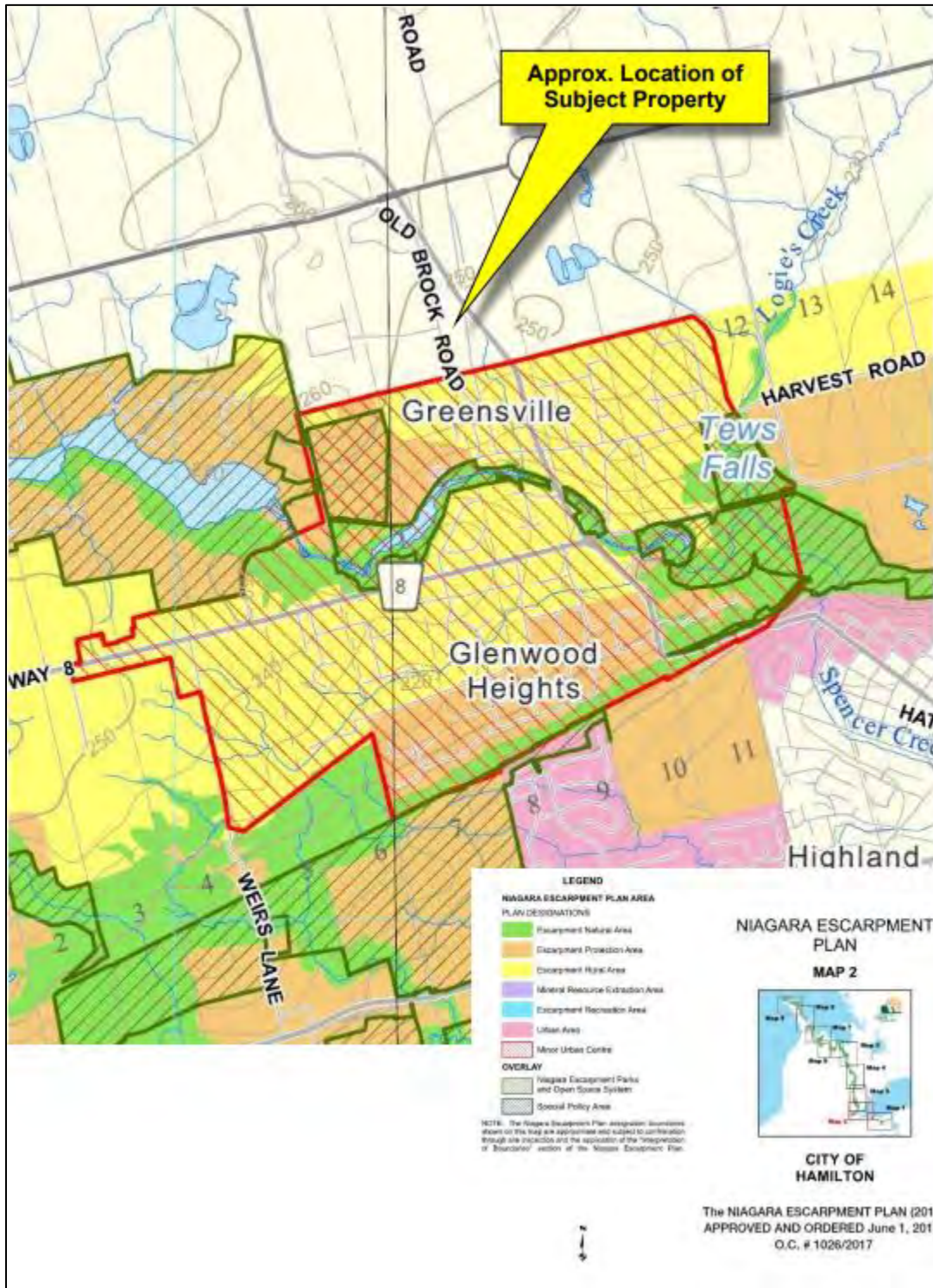
Appendix 'B':
(Growth Plan for the Greater Golden Horseshoe – Schedule 4 – Urban Growth Centres)



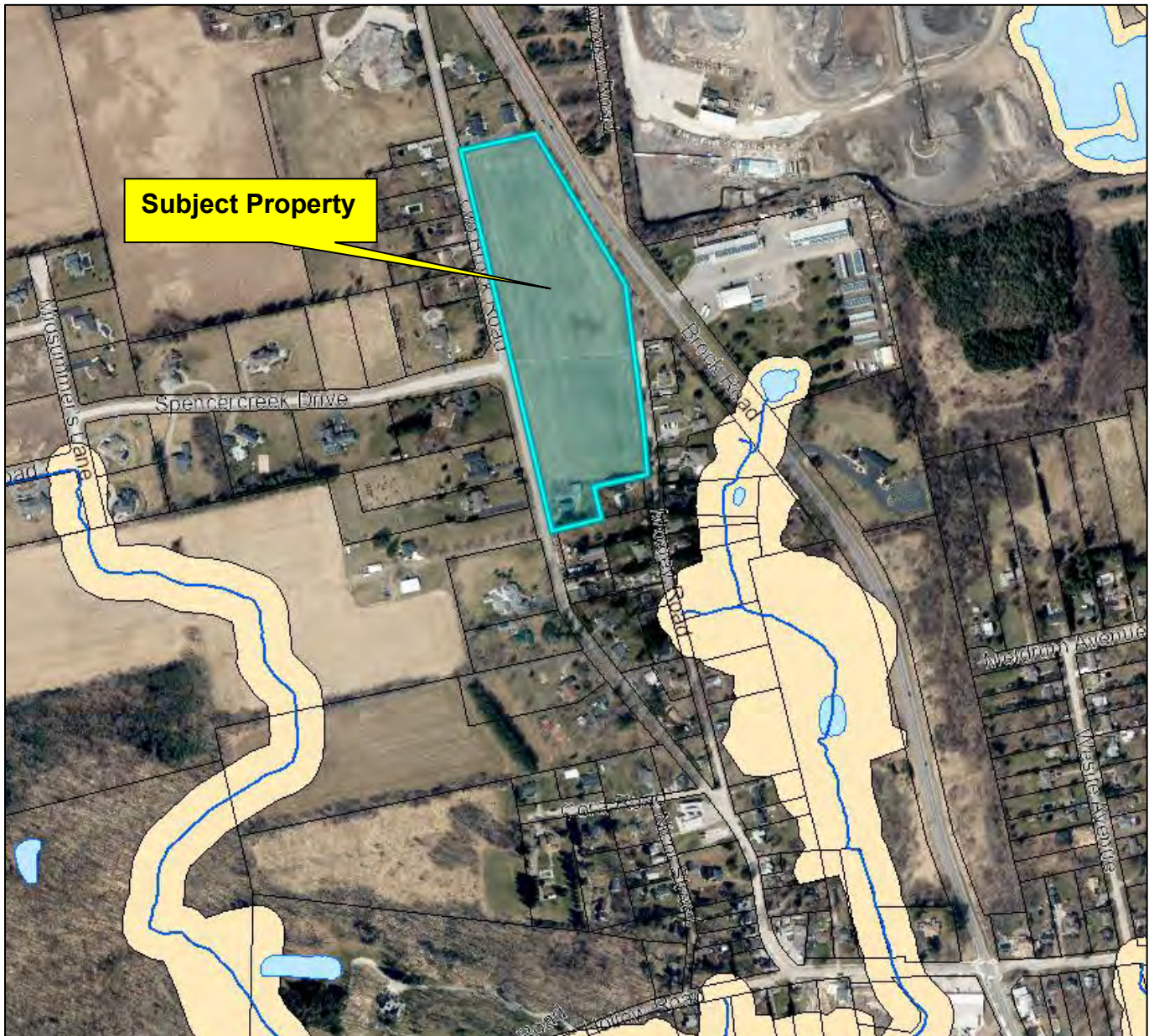
**Appendix 'C':
(Greenbelt Plan – Greenbelt Plan Area)**



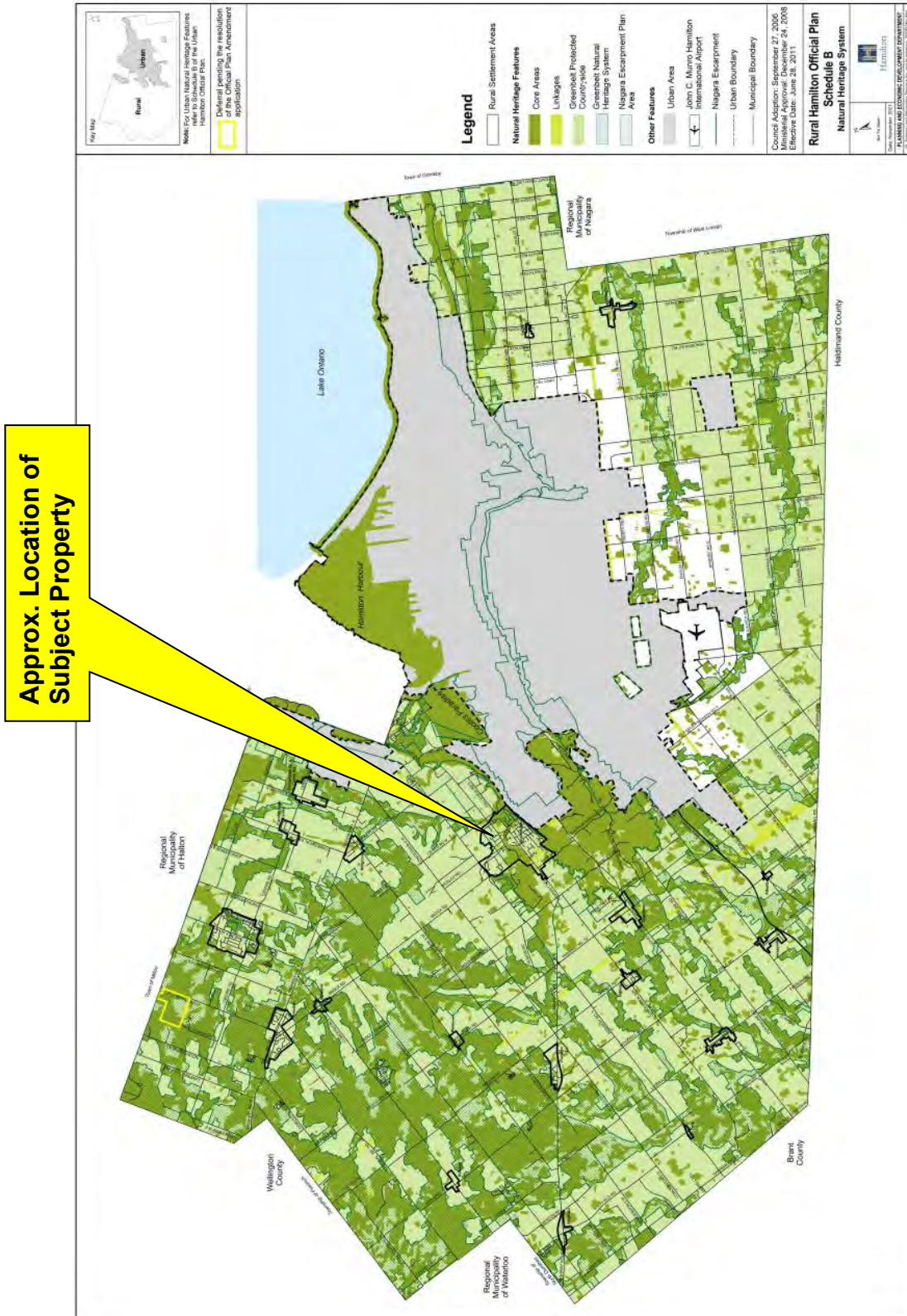
Appendix 'D':
(Niagara Escarpment Plan – Development Control Area)



Appendix 'E':
(Hamilton Conservation Authority – Regulated Area)

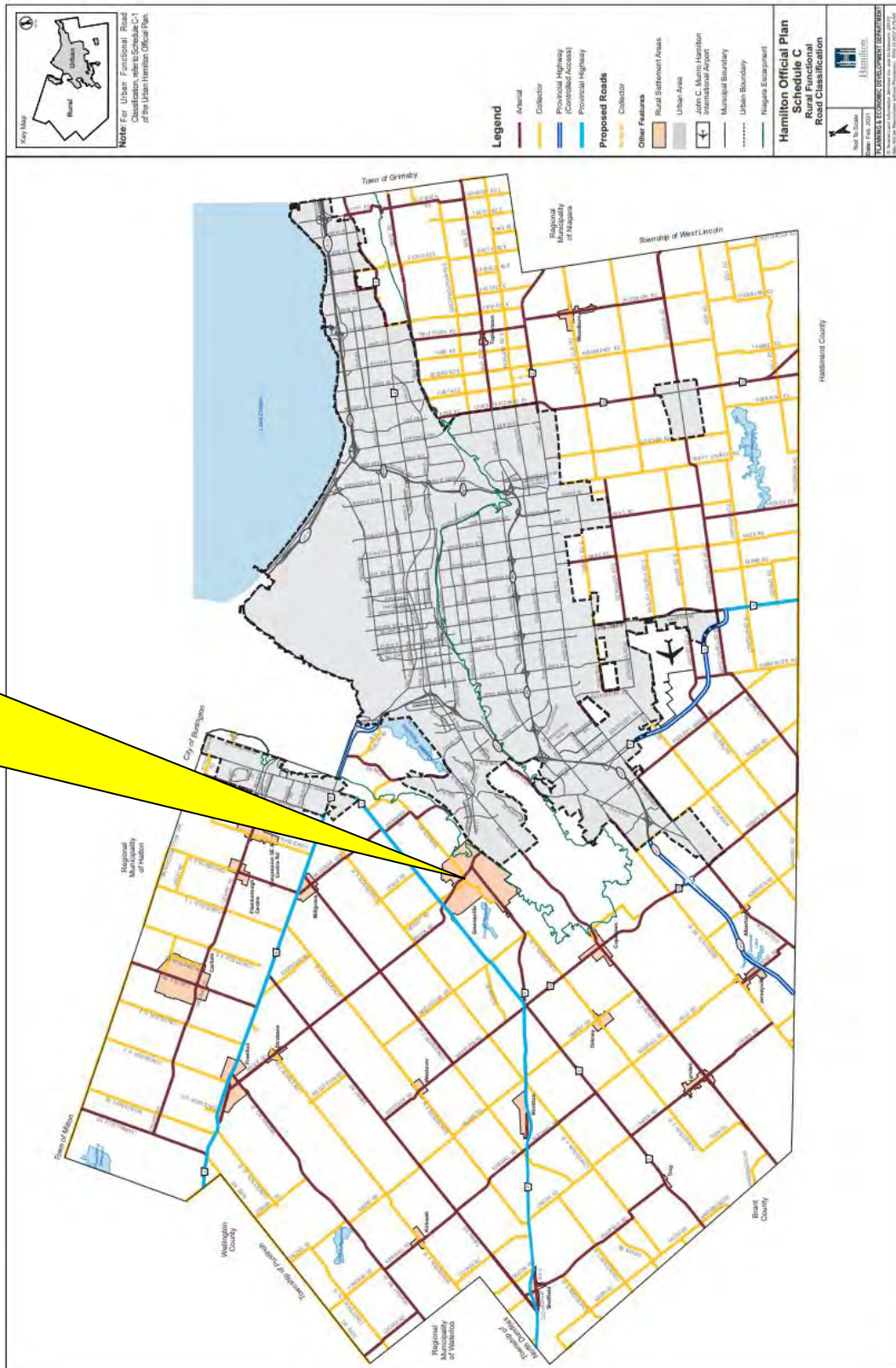


Appendix 'G': (City of Hamilton Rural Official Plan – Schedule B)



Appendix 'H': (City of Hamilton Rural Official Plan – Schedule C)

Approx. Location of Subject Property

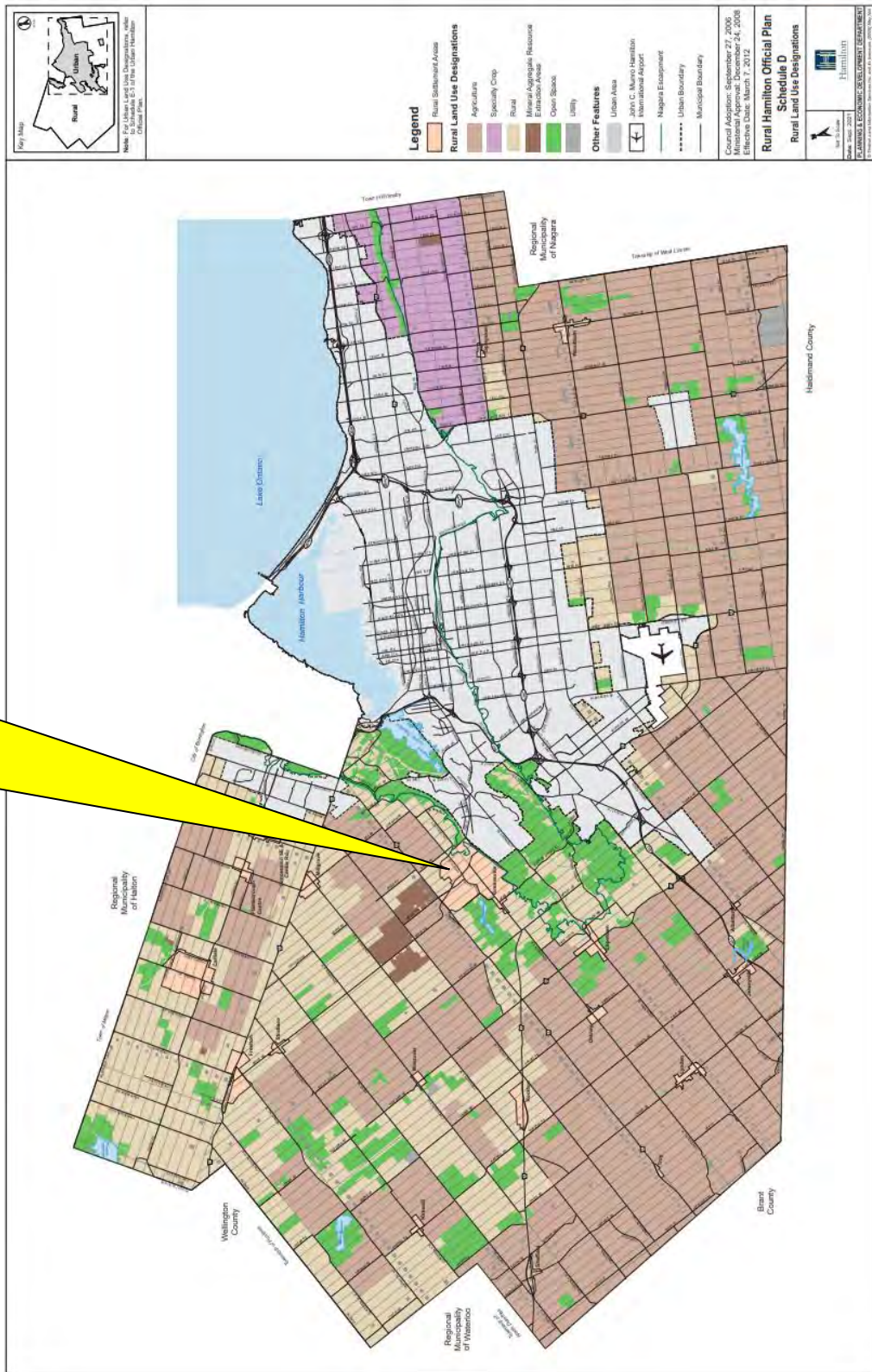


Appendix 'I':
(City of Hamilton Rural Official Plan – Schedule C-1)

Road	From	To	Future Right-of-Way Width (metres)
2nd Con. Road W.	West of Weir Road	South Dumfries Boundary	20.117
Ainsley Road	5th Con Road W.	Lynden Road	20.117
Airport Road	Butter Road	Glancaster Road	30.480
Airport Road West	Glancaster Road	Highway 6	26.213
Alderson Road	Carlisle Road	Remaining Length	20.117
Barton Street	Urban boundary	Fifty Road	36.576
Binbrook Road	Trinity Church Road	Fletcher Road	30.480
Blackheath Road	Highway # 56	Haldibrook Road	26.213
Blagden Road	Progreston Road	Remaining Length	20.117
Brock Road	South of Harvest Road	Highway 8	26.213
Brock Road	North of Harvest Road	Highway 5	30.480
	Highway 5	Freelton Road	26.213
Butter Road	Airport Road	Fiddlers Green	26.213
Campbellville Road	Highway 6	Milborough Line	26.213
Carlisle Road	Highway 6	Milborough Line	26.213
Carluke Road	Glancaster Road	Sawmill Road	30.480
Centre Road	Parkside Drive	305 m North of Carlisle Road	36.576
	305 m North of Carlisle Road	Campbellville Road	30.480
Collinson Road	Highway 5	Highway 5	20.117
Cooper Road	Highway 8	8th Con. Road W.	20.117
Cooper Road	Regional Road 97	Gore Road	30.480
Cora Road	Old Brock Road	Remaining Length	20.117
Crooks Hollow Road	Old Brock Road	Highway 8	20.117
Dickenson Road East	Nebo Road	Upper James Street	36.576
Eleventh Con E	Freelton Road	Highway 6	26.213
Eleventh Road East	Ridge Road	Mud Street	26.213
Evans Road	Parkside Drive	Dundas Street	26.213
Fifty Road	Urban boundary	Ridge Road	26.213
Fletcher Road	Kirk Road West	Binbrook Road	26.213

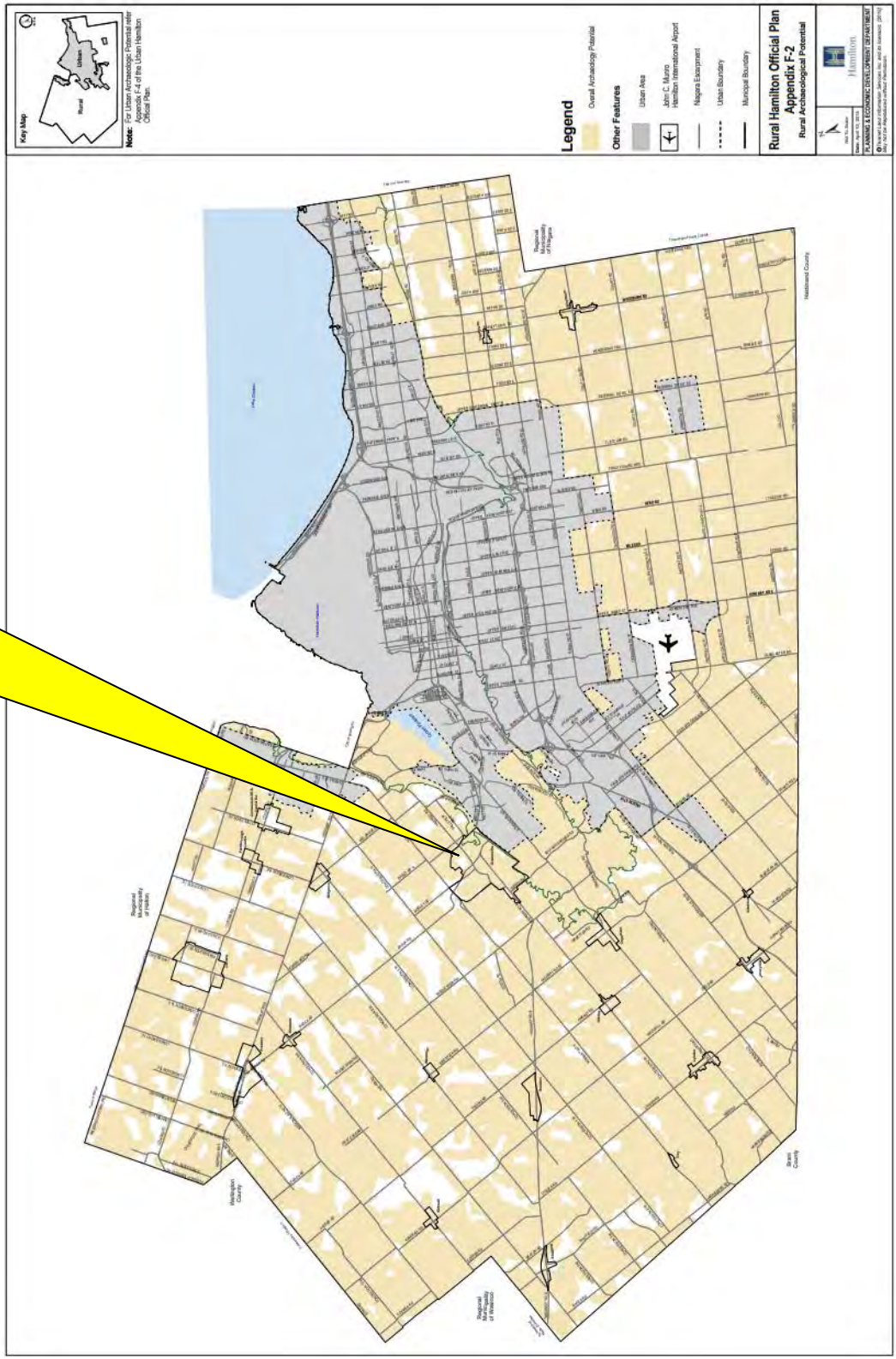
Appendix 'J': (City of Hamilton Rural Official Plan – Schedule D)

Approx. Location of
Subject Property



Appendix 'K': (City of Hamilton Rural Official Plan – Appendix F-2)

Approx. Location of
Subject Property



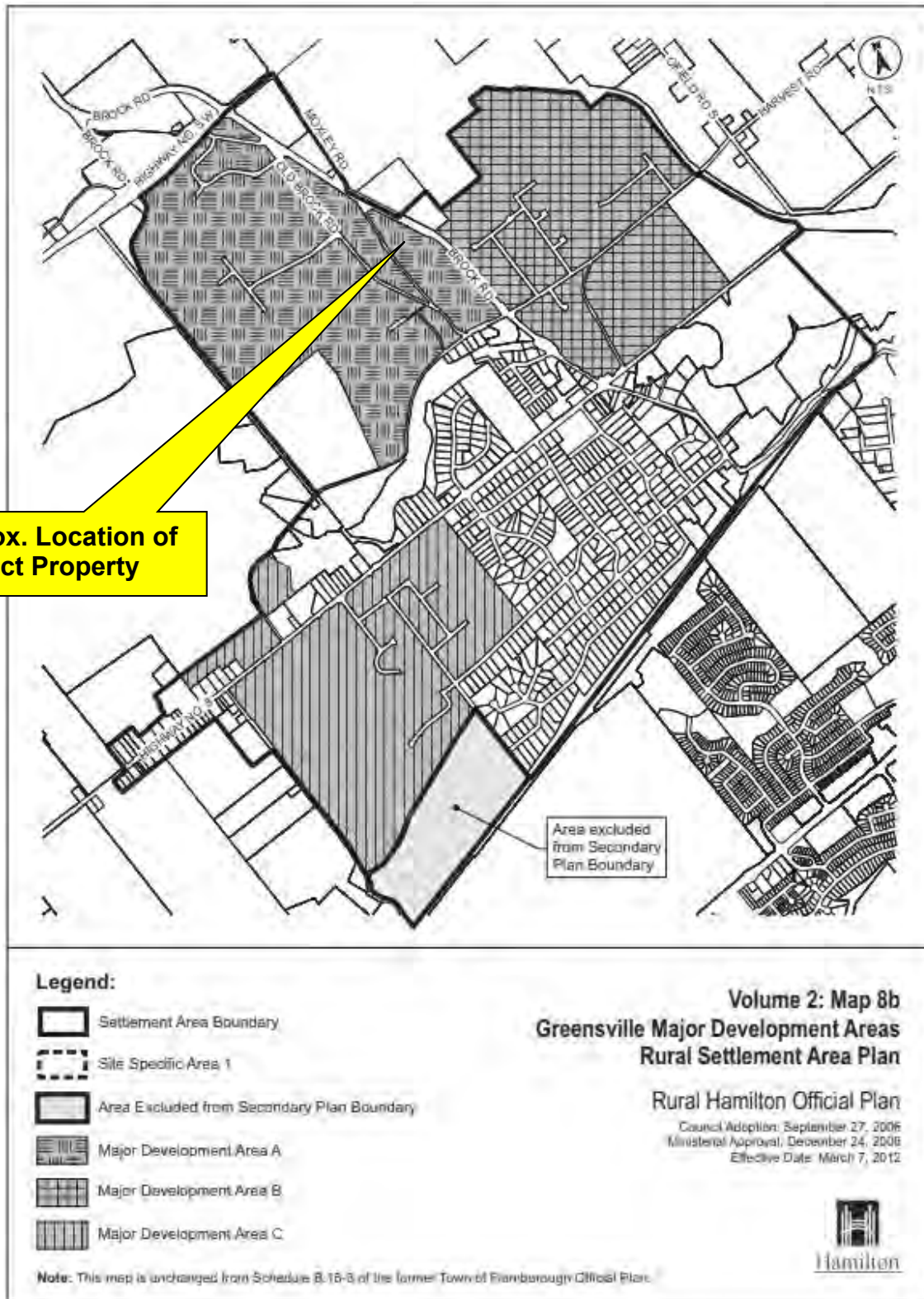
**Appendix 'L':
(Greenville Rural Settlement Area Plan – Volume 2: Map 8a)**



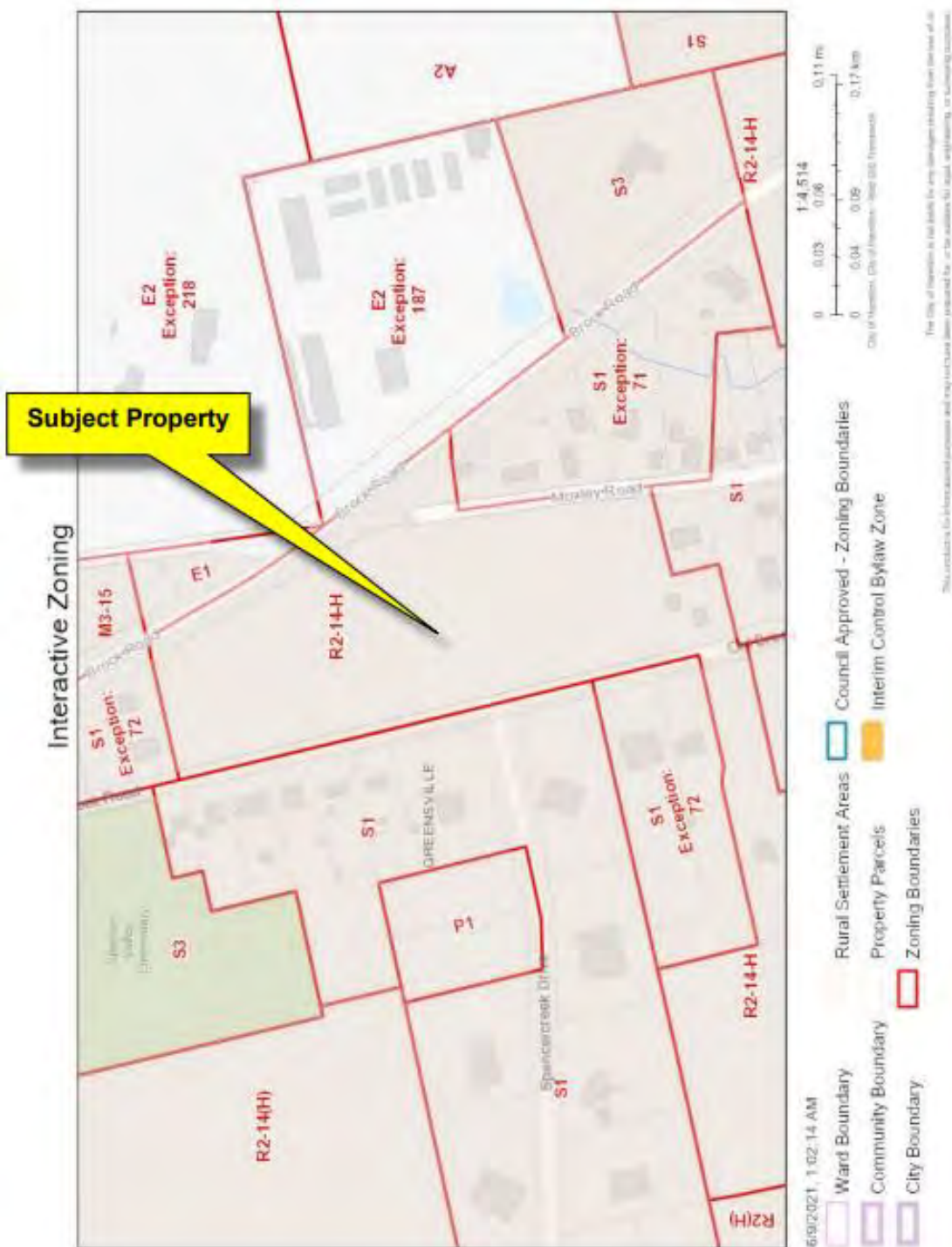
Approx. Location of Subject Property

Legend		Volume 2: Map 8a	
<p>— Settlement Area Boundary</p> <p>- - - Site Specific Area</p>		Greenville Rural Settlement Area Plan	
LAND USE DESIGNATIONS		Rural Hamilton Official Plan	
	Settlement Residential	Council Adoption: September 27, 2006	
	Settlement Commercial	Ministerial Approval: December 24, 2006	
	Settlement Institutional	Effective Date: November 2021	
Open Space and Parks Designations			
	Community Park		
	General Open Space		
	Natural Open Space (Hazard Lands)		
	Neighbourhood Park		

**Appendix 'M':
(Greenville Rural Settlement Area Plan – Volume 2: Map 8b)**



Appendix 'N': (Former Town of Flamborough Zoning By Law – Interactive Map)





Harden Environmental Services Ltd.
 4622 Nassagaweya-Puslinch Townline
 Moffat, Ontario, L0P 1J0
 Phone: (519) 826-0099 Fax: (519) 826-9099

Groundwater Studies
 Geochemistry
 Phase I / II
 Regional Flow Studies
 Contaminant Investigations
 OMB Hearings
 Water Quality Sampling
 Monitoring
 Groundwater Protection
 Studies
 Groundwater Modelling
 Groundwater Mapping

Our File: 2317

March 12, 2024

Tracy Kowalchuk
 394 Old Brock Road
 Greensville, Ontario

Dear Tracy:

**Re: Hydrogeology Report
 394 Old Brock Road, City of Hamilton**

We are pleased to submit this additional supporting documentation for the severance of 394 Old Brock Road in the City of Hamilton. We have attached documentation from Monica Lee from April 27, 2023 based on a previous report submitted for this site (Appendix A). This report is an update and confirms the following;

- a) As indicated by Monica Lee as having acceptance from the City of Hamilton, the owners are proposing to sever a 1.83 acre parcel of land (0.7406 hectares).
- b) A new well has been drilled at the site and has been tested for water quality and quantity.

In order to complete this report we conducted the following assessments;

- 1) Nitrate Analysis for Minimum Lot Size Planning
- 2) Review of Physical Setting
- 3) Pumping test and water quality test at 394 Old Brock Road new water well TAG A382320 drilled on December 15, 2023.

1.0 Background Information

Figures 1 through 4 show the lands to be severed and the remaining lands.

The local topography of the area is shown on Figure 5. The site is relatively flat and has an elevation ranging from approximately 252 m AMSL at Old Brock Road to 249 m AMSL at Brock Road to the east.



The floor of the nearby quarry east of the site has an elevation of 236 m AMSL and southeast of the site, the land surface is steeply incised by a tributary of Spencer Creek. Spencer Creek is found at an elevation of approximately 210 m AMSL.

Although the site is in the northeastern extremity of the Norfolk Sand Plain, the physiographic feature at the site is a Till Moraine (Figure 6). The quaternary geology is mapped as lacustrine sand (Figure 7).

The bedrock is identified as the Guelph Formation, underlain by the Lockport formation (Figure 8).

1.1 Local Water Supply

The water supply in this area is mainly derived from the limestone aquifer. Well yields in local wells are reported to range from 11.4 L/min to 38 L/min. Table 1 provides details on water well records located within 500 metres of the proposed lands to be severed. Table 2 provides the stratigraphy of water well records located within 500 metres of the proposed lands to be severed. The well locations are shown on Figure 9.

The local water supply is exclusively obtained from the bedrock aquifer. For the water well records that are available, here are the details of the immediate neighbour's wells.

Table 3: Summary of Nearby Well Information

Address	Record Number	Details	Available Water in the Well (m)
431 Old Brock Road	6805890	Total depth of 12.1 metres. Bedrock at 8.2 metres	6.4
423 Old Brock Road	6805943	Total Depth of 20.4 metres, bedrock at 7.3 metres.	13.4
417 Old Brock Road	6808333	Total depth of 13.4 metres. Rock at 6.1 metres	7.3'
430 Old Brock Road		Total Depth of 25 metres	14

The bedrock is the only aquifer in this area. In general wells are drilled to a shallow depth.

2.0 Installation of Water Well at 394 Old Brock Road

On December 15, 2023 a water well with TAG A382320 was completed by WRC Purifying Ltd. on the proposed lands to be severed at 394 Old Brock Road. The well location is shown on Figure 4 and the well record is provided in Appendix B.



The well was drilled to a depth of 27.74 metres obtaining water from the limestone aquifer. Top of bedrock occurs at 5.49 metres. The overburden from ground surface to 5.49 metres is described on the well record as clay.

The well installation consists of a 152mm inside diameter steel casing from 0.88 metres above ground surface to 6.10 metres below ground surface. From 6.10 metres to 27.74 metres it is a 152mm diameter open hole.

The initial pumping test completed by the drillers found that at a pumping rate of 1.58 L/s (25 US gallons per minute) the water level fell by only 2.4 metres.

2.1 Pumping Test for Quantity 394 Old Brock Road

On February 8, 2024 Harden Environmental Services Ltd. conducted a six hour pumping test on water well A382320. Initial measurements are shown in Table 4.

Table 4: Measurements Obtained February 8, 2024 Well A382320

Static Water Level	18.19 mbct (17.07 mbgs)
Stick-up	0.88 m
Easting (NAD83 Zone 17)	581411
Northing (NAD83 Zone 17)	4793281
Pumping Rate	18 Liters Per Minute
Test Duration	6 hours
Total Drawdown	0.35 metres

Permission was not granted to monitor water levels in the nearest private well at 430 Old Brock Road. However, given the very modest total drawdown of 0.35 metres, there is no possibility of off-site impact to any private well as seen by the availability of water shown for the nearby wells in Table 3.

The pumping rate was set at 18 liters per minute (LPM) using a graduated pail and stopwatch to measure the yield. Pumping of the well occurred from 9:29:30am to 3:29:30pm with the yield being checked on an hourly basis.

The pumping drawdown curve and recovery is shown on Figure 10. A total of 6,480 liters were removed from the well. Total drawdown was 0.35 metres. The well achieved 50% water level recovery thirty seconds after pump stoppage and is capable of providing enough water for domestic purposes.

2.2 Water Quality Testing 394 Old Brock Road

A water sample was obtained February 8, 2024 from well A382320 after 5.5 hours of pumping at 18 LPM. The sample bottles were labelled "W1".



Required parameters included those shown in Appendix C on all parameters in Tables 1, 2, 4 and for Radiological Parameters only Gross Alpha and Gross Beta.

Water quality results are provided in Appendix C. All parameters tested were below the Ontario Drinking Water Standards Maximum Acceptable Concentration (MAC) with the exception of those listed below.

Total Coliforms	Result was 1 CFU/100mL	MAC is 0 CFU/100mL
Total Sodium*	Result was 338 mg/L	MAC is 20 mg/L

**The local Medical Officer of Health should be notified when the sodium concentration exceeds 20 mg/L, so that this information may be passed on to local physicians. The aesthetic objective for sodium in drinking water is 200 mg/L at which it can be detected by a salty taste. Sodium is not toxic. (Technical Support Document for Ontario Drinking Water Standards, Objectives and Guidelines, June 2003, Revised June 2006)*

All parameters tested were below the Ontario Drinking Water Standards Aesthetic Objectives (AO) and Operational Guidelines (OG) with the exception of those listed below.

Total Dissolved Solids	Result was 1110 mg/L	AO is 500 mg/L
Chloride	Result was 441 mg/L	AO is 250 mg/L
Hardness (as CaCO ₃)	Result was 408 mg/L	OG is 80-100 mg/L

A reverse osmosis water treatment unit is recommended for the drinking water tap in the proposed residence.

3.0 Public Works Department: Source Protection Planning

Our evaluation of the rate of infiltration is as follows;

Desktop Infiltration Rate Estimation

A desktop study found that the infiltration rate used by the Tier 2 groundwater model for the area around 394 Old Brock Road was between 0.100 and 0.150 metres per year. This infiltration rate was assigned by the Tier 2 study for the Till Moraine physiographic region.

The Infiltration Factor found in the MOEE Hydrogeological Technical Information Requirements for Land Development Applications (April 1995) is calculated to be 0.5 based on Flat Land (0.3) plus Tight Soils (0.1) plus Cultivated Lands (0.1). The precipitation for the site is estimated to be 860 mm/year (Environment Canada, climatic normal for Millgrove, Ontario, 1981-2010).



A Thornthwaite and Mather water budget (Table 5, following the text) has been prepared for climate normal data obtained for the Millgrove site for the period 1981 to 2010. The total amount of annual precipitation is 860 mm/year. The Potential Evapotranspiration is estimated to be 606 mm/year and the Actual Evapotranspiration is estimated to be 568 mm/year based on a 100 mm holding capacity of the soil.

Given these values, the potential infiltration is estimated to be 146 mm/year.

3.1 Nitrate Impact Assessment

Using the rate of infiltration of 146 mm/year, a maximum lot size of 0.74 hectares is required to meet the maximum concentration of 10 mg/L of nitrate at the property boundary (Table 6). Only dilution from infiltration on the entire lot and effluent volume is used in the calculation.

Table 6: Minimum Lot Size with Nitrate Concentration of 40 mg/L in Effluent

Parameter	Value	Units
Area	0.74	Hectares
Infiltration Rate	0.146	m/year
Effluent Volume	1,000	L/day
Nitrate Concentration	40	mg/L
Total Infiltration	1,080,400	L/year
Total Effluent	365,000	L/year
Total Nitrogen Loading	14,600,000	mg/Year
Final Nitrate Concentration	10	mg/L

4.0 Summary

- 1) There is sufficient water quantity for a single-family dwelling on the proposed severance.
- 2) The water quality meets Ontario Drinking Water Quality Standards maximum acceptable concentrations with the exception of total coliforms and sodium. Aesthetic Objectives and Operational Guidelines are exceeded for chloride, hardness and total dissolved solids.

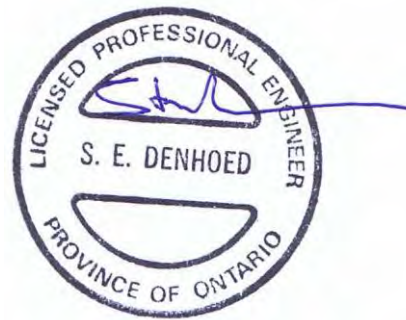


- 3) The nitrate concentration based on calculation methodology in *The City of Hamilton Guidelines for Hydrogeological Studies and Technical Standards for Private Services* will be less than 10 mg/L at the downgradient property boundary for a minimum lot size of 0.74 hectares.
- 4) Reverse osmosis treatment of drinking water is recommended to remove the sodium and chloride from the well water. We recommend shock chlorination of the well following pump installation to eliminate the coliform bacteria.

Sincerely,
Harden Environmental Services Ltd.

A handwritten signature in black ink, appearing to read 'S. Denhoed', written over a light blue rectangular background.

Stan Denhoed, M.Sc., P. Eng.
Senior Hydrogeologist



encl:

Table 5: Thornthwaite and Mather Water Budget
Figures 1-10
Appendix A: Correspondence
Appendix B: Water Well Record A382320
Appendix C: Water Quality Results

Table 1: Water Well Records Within 500m

Well ID	Date Completed	Depth (m)	Static Water Level (m)	Recommended Pump Depth (m)	Recommended Rate (LPM)	TAG	Final Status	Use 1	Use 2
6805882	1967-09-18	35.7	21.3	35.1	3.8		Water Supply	Domestic	
6805885	1950-05-02	12.2	6.1		11.4		Water Supply	Domestic	
6805886	1950-06-12	13.1	7.6				Water Supply	Domestic	
6805888	1952-06-06	10.7	3.7				Water Supply	Domestic	
6805889	1953-09-16	8.5	4.6				Water Supply	Domestic	
6805890	1954-03-10	12.2	5.8				Water Supply	Domestic	
6805891	1950-07-14	13.4	7.3				Water Supply	Domestic	
6805894	1955-04-15	14.3	7.0				Water Supply	Domestic	
6805895	1957-05-25	10.1	3.0				Water Supply	Domestic	
6805896	1957-07-17	10.1	3.4				Water Supply	Domestic	
6805897	1957-07-10	10.1	4.3				Water Supply	Domestic	
6805898	1957-10-30	19.8	6.1				Water Supply	Domestic	
6805899	1958-04-15	7.9	4.6				Water Supply	Domestic	
6805900	1958-06-26	21.3	6.4				Water Supply	Domestic	
6805901	1958-06-27	11.0	4.6				Water Supply	Domestic	
6805902	1958-07-17	13.1	7.0				Water Supply	Domestic	
6805903	1958-07-24	17.7	3.0				Water Supply	Domestic	
6805904	1958-08-28	18.3	6.1				Water Supply	Domestic	
6805905	1958-10-31	17.7	4.0				Water Supply	Domestic	
6805906	1958-12-04	12.2	6.1	6.1	18.9		Water Supply	Domestic	
6805907	1958-12-06	15.2	5.8				Abandoned-Supply	Not Used	
6805908	1958-12-09	15.8	5.8	12.2	3.8		Water Supply	Domestic	
6805909	1959-01-14	19.2	6.1	15.2	3.8		Water Supply	Domestic	
6805910	1959-01-22	10.4	6.1	6.7	18.9		Water Supply	Domestic	
6805911	1959-01-28	14.6	7.0	10.7	3.8		Water Supply	Domestic	
6805912	1959-02-13	21.9	7.6	21.9	3.8		Water Supply	Domestic	
6805913	1959-05-11	19.8	7.6	14.9	7.6		Water Supply	Domestic	
6805914	1959-09-17	12.2	6.1	6.1	3.8		Water Supply	Domestic	
6805916	1960-10-13	11.0	8.2	8.2	18.9		Water Supply	Domestic	
6805917	1961-03-17	19.5	7.6	15.2	3.8		Water Supply	Domestic	
6805921	1961-12-07	24.4	10.7	23.8			Water Supply	Domestic	
6805922	1962-01-25	18.3	7.0	15.2	18.9		Water Supply	Domestic	
6805923	1963-10-10	11.3	7.6	10.4	11.4		Water Supply	Domestic	
6805924	1963-12-20	19.2	12.8	18.9	11.4		Water Supply	Domestic	
6805925	1964-01-10	26.2	7.6	25.3	7.6		Water Supply	Domestic	
6805926	1964-02-07	19.8	7.6	19.2	3.8		Water Supply	Domestic	

Table 1: Water Well Records Within 500m

Well ID	Date Completed	Depth (m)	Static Water Level (m)	Recommended Pump Depth (m)	Recommended Rate (LPM)	TAG	Final Status	Use 1	Use 2
6805928	1964-07-21	19.8	9.1	19.2	189.3		Water Supply	Domestic	
6805929	1964-07-22	24.4	10.7	23.8	3.8		Water Supply	Domestic	
6805930	1964-08-14	18.6	6.4	18.0	18.9		Water Supply	Domestic	
6805934	1966-12-06	25.6	9.1	24.4	3.8		Water Supply	Domestic	
6805936	1967-04-04	18.3	12.2	16.8	15.1		Water Supply	Domestic	
6805940	1967-08-04	27.4	10.7	26.8	3.8		Water Supply	Domestic	
6805942	1967-12-16	22.9	7.3	21.9	75.7		Water Supply	Public	
6805943	1967-10-20	20.4	7.0	19.8	18.9		Water Supply	Domestic	
6805947	1953-05-15	17.1	7.3				Water Supply	Domestic	
6805954	1958-12-09	13.7	4.6				Water Supply	Domestic	
6805955	1959-06-08	11.9	4.6	7.6	7.6		Water Supply	Domestic	
6805959	1962-05-26	10.1	3.7	9.1	7.6		Water Supply	Domestic	
6805960	1962-05-29	11.9	4.3	10.7	18.9		Water Supply	Domestic	
6805961	1962-05-31	8.5	3.7	7.3	18.9		Water Supply	Domestic	
6805962	1962-06-13	11.9	5.5	10.7	18.9		Water Supply	Domestic	
6805963	1963-10-31	24.1	10.4	22.3	15.1		Water Supply	Domestic	
6805964	1963-10-31	12.8	5.5	12.2	11.4		Water Supply	Domestic	
6806797	1968-03-16	27.4	18.3	25.9	18.9		Water Supply	Domestic	
6807346	1969-10-30	13.7	6.1	12.5	15.1		Water Supply	Domestic	
6808097	1972-01-10	25.0	12.2	24.4	3.8		Water Supply	Domestic	
6808333	1972-07-03	13.4	6.1	12.5	11.4		Water Supply	Domestic	
6808641	1973-10-19	5.8	3.4	5.5	37.9		Water Supply	Commerical	Domestic
6809009	1974-09-05	11.0	4.6	9.1	18.9		Water Supply	Domestic	
6809932	1979-04-24	7.3	3.7		49.2		Water Supply	Commerical	
6810180	1980-11-24	22.6	19.2	21.9	30.3		Water Supply	Commerical	Domestic
6811022	1986-07-15	6.1	3.0	5.5	37.9		Water Supply	Industrial	
6811186	1987-04-01	29.0	19.8	28.3	37.9		Water Supply	Domestic	
6811582	1989-01-03	22.9	12.8	21.3	37.9		Water Supply	Commerical	
6811875	1989-07-10	12.2	5.5	11.0	18.9		Water Supply	Domestic	Livestock
6811876	1989-07-20	7.6	3.0	5.2	18.9		Water Supply	Domestic	Livestock
6812442	1994-03-17	25.0	7.9	23.5	7.6		Water Supply	Domestic	
6813356	2000-07-13	18.3	4.6	15.2	37.9		Water Supply	Irrigation	
6813386	2000-10-05	16.8	9.8				Water Supply	Domestic	
6813452	2000-11-06	37.8	13.7	33.5	26.5		Water Supply	Public	
6813550	2000-12-27	22.9	9.1	21.3	7.6		Water Supply	Domestic	
6813663	2002-04-10	22.9	10.7	21.3	56.8		Water Supply	Domestic	

Table 1: Water Well Records Within 500m

Well ID	Date Completed	Depth (m)	Static Water Level (m)	Recommended Pump Depth (m)	Recommended Rate (LPM)	TAG	Final Status	Use 1	Use 2
6813664	2002-07-24	22.9	14.6	21.3	30.3		Water Supply	Domestic	
6813710	2002-09-01	25.6					Not A Well	Not Used	
6813711	2002-09-03	22.9	10.7				Water Supply	Domestic	
6813805	2003-02-11	29.9	17.7				Water Supply	Domestic	
6813831	2003-04-15	25.9	14.9	24.4	22.7		Water Supply	Domestic	
6813924	2003-08-20	14.3	6.7	13.7	56.8		Water Supply	Domestic	
6814005	2004-04-08	27.5	14.9	27.0	25.0	A008242	Water Supply	Domestic	
6814031	2004-04-16	28.0	14.0	16.5	45.0	A008244	Water Supply	Domestic	
6814270	2005-07-28	24.4	12.8	23.0	18.2	A022053	Water Supply		
6814327	2005-08-23	18.3	3.7			A022079	Water Supply	Domestic	
6814348	2005-09-27	22.9	5.0	21.5	54.5	A021997	Water Supply	Domestic	
6814349	2005-09-28	22.9	17.3	21.0	68.2	A021998	Water Supply	Domestic	
7040674	2006-12-11	10.4				A052567	Observation Wells		
7044115	2007-04-30		4.9	8.5	20.0	A021958	Water Supply	Domestic	
7105914	2008-01-07	22.9	6.4	21.0	13.6	A064560	Water Supply	Domestic	
7121255	2009-01-30	6.9		5.8	30.3	A081457	Water Supply	Public	
7131165	2009-09-18	23.2	14.3	22.5	13.6	A082118	Water Supply	Domestic	
7131451	2009-09-10	38.4	16.6	37.5	40.9	A082116	Water Supply	Domestic	
7134803	2009-08-24	25.0	18.6	22.9	26.5	A081716	Water Supply	Domestic	
7273848	2016-08-30					A162454	Observation Wells	Monitoring	
7307695	2017-02-09		17.6	35.0	18.0	A201338	Test Hole	Test Hole	
7333191	2018-12-11		6.4	9.1	15.1	A256282	Water Supply	Domestic	
7361224	2018-07-17					A238560	Water Supply		
7385570	2021-04-14					A310990			
7395989	2021-08-04					A316763			

Table 2: Stratigraphy of Water Well Records Within 500m

Well ID	Thickness (m)	Colour	Material 1	Material 2	Material 3	Depth (m)
6805882	6.10	BROWN	CLAY	MEDIUM SAND		6.10
6805882	8.53	BLUE	CLAY			14.63
6805882	21.03		LIMESTONE			35.66
6805883	0.91	BROWN	CLAY			0.91
6805883	5.18	BROWN	CLAY	MEDIUM SAND		6.10
6805883	3.96	BLUE	CLAY			10.06
6805883	19.51		LIMESTONE			29.57
6805885	4.57		TOPSOIL	MEDIUM SAND		4.57
6805885	7.62		LIMESTONE			12.19
6805886	3.05		MEDIUM SAND	CLAY		3.05
6805886	4.57	BLUE	CLAY	MEDIUM SAND	GRAVEL	7.62
6805886	5.49	GREY	LIMESTONE			13.11
6805888	5.18		GRAVEL	MEDIUM SAND		5.18
6805888	5.49		LIMESTONE			10.67
6805889	6.10		MEDIUM SAND			6.10
6805889	2.44		LIMESTONE			8.53
6805890	3.66		CLAY	MEDIUM SAND		3.66
6805890	4.57		MEDIUM SAND			8.23
6805890	3.96		LIMESTONE			12.19
6805891	3.05		CLAY	MEDIUM SAND		3.05
6805891	4.57	BLUE	CLAY	MEDIUM SAND	GRAVEL	7.62
6805891	5.79	BLUE	LIMESTONE			13.41
6805892	0.61		TOPSOIL			0.61
6805892	4.88		MEDIUM SAND			5.49
6805892	2.44		LIMESTONE			7.92
6805894	6.71		TOPSOIL	MEDIUM SAND		6.71
6805894	2.13		COARSE SAND			8.84
6805894	5.49		LIMESTONE			14.33
6805895	7.01		TOPSOIL	MEDIUM SAND		7.01
6805895	3.05		LIMESTONE			10.06
6805896	7.01		TOPSOIL	MEDIUM SAND		7.01
6805896	3.05		LIMESTONE			10.06
6805897	3.35	BROWN	TOPSOIL	MEDIUM SAND		3.35
6805897	2.13	BLUE	CLAY			5.49
6805897	2.44		LIMESTONE			7.92
6805897	2.13	GREY	LIMESTONE			10.06
6805898	7.01		CLAY	MEDIUM SAND		7.01
6805898	12.80	GREY	LIMESTONE			19.81
6805899	1.22		TOPSOIL			1.22
6805899	5.49		TOPSOIL	MEDIUM SAND		6.71
6805899	1.22		LIMESTONE			7.92
6805900	0.91	YELLOW	TOPSOIL	MEDIUM SAND		0.91
6805900	3.96	BROWN	TOPSOIL	MEDIUM SAND		4.88
6805900	3.66	GREY	CLAY			8.53
6805900	12.80	GREY	LIMESTONE			21.34
6805901	1.22		TOPSOIL			1.22
6805901	6.40		CLAY	MEDIUM SAND		7.62
6805901	3.35		LIMESTONE			10.97
6805902	1.22	YELLOW	TOPSOIL	MEDIUM SAND		1.22
6805902	6.10	BROWN	TOPSOIL	MEDIUM SAND		7.32
6805902	1.22	GREY	CLAY			8.53
6805902	4.57		LIMESTONE			13.11
6805903	7.62		CLAY			7.62

Table 2: Stratigraphy of Water Well Records Within 500m

Well ID	Thickness (m)	Colour	Material 1	Material 2	Material 3	Depth (m)
6805903	10.06		LIMESTONE			17.68
6805904	7.32		CLAY	MEDIUM SAND		7.32
6805904	10.97	GREY	LIMESTONE			18.29
6805905	8.23		TOPSOIL	CLAY		8.23
6805905	9.45		LIMESTONE			17.68
6805906	8.84	BROWN	TOPSOIL	MEDIUM SAND		8.84
6805906	3.35	GREY	LIMESTONE			12.19
6805907	5.49	BROWN	TOPSOIL	MEDIUM SAND		5.49
6805907	3.05	GREY	CLAY	GRAVEL		8.53
6805907	6.71	GREY	LIMESTONE			15.24
6805908	8.53	BROWN	TOPSOIL	MEDIUM SAND		8.53
6805908	7.32	GREY	LIMESTONE			15.85
6805909	0.91	RED	TOPSOIL	MEDIUM SAND		0.91
6805909	4.27	BROWN	TOPSOIL	MEDIUM SAND	GRAVEL	5.18
6805909	2.44	GREY	CLAY			7.62
6805909	11.58	GREY	LIMESTONE			19.20
6805910	6.10	BROWN	TOPSOIL	MEDIUM SAND		6.10
6805910	2.44	BROWN	CLAY	MEDIUM SAND	GRAVEL	8.53
6805910	1.83	GREY	LIMESTONE			10.36
6805911	3.35	BROWN	TOPSOIL	MEDIUM SAND		3.35
6805911	2.74	GREY	CLAY	GRAVEL		6.10
6805911	2.13	GREY	CLAY			8.23
6805911	6.40	GREY	LIMESTONE			14.63
6805912	1.22		TOPSOIL			1.22
6805912	7.32		TOPSOIL	MEDIUM SAND		8.53
6805912	13.41		LIMESTONE			21.95
6805913	1.83		TOPSOIL			1.83
6805913	5.49	RED	SHALE			7.32
6805913	12.50		LIMESTONE			19.81
6805914	1.22		TOPSOIL			1.22
6805914	7.32	BLUE	CLAY			8.53
6805914	3.66		LIMESTONE			12.19
6805915	10.97		CLAY			10.97
6805915	13.41		LIMESTONE			24.38
6805916	8.84	BROWN	TOPSOIL	MEDIUM SAND		8.84
6805916	2.13	GREY	LIMESTONE			10.97
6805917	3.66	BROWN	TOPSOIL	MEDIUM SAND		3.66
6805917	3.05	GREY	CLAY			6.71
6805917	12.80	GREY	LIMESTONE			19.51
6805921	1.22	BROWN	CLAY			1.22
6805921	7.32	BLUE	CLAY			8.53
6805921	15.85		LIMESTONE			24.38
6805922	8.23		PREVIOUSLY DUG			8.23
6805922	10.06	GREY	LIMESTONE			18.29
6805923	2.13	BROWN	CLAY			2.13
6805923	5.49		CLAY	MEDIUM SAND		7.62
6805923	3.66		LIMESTONE			11.28
6805924	13.72		PREV. DRILLED			13.72
6805924	5.49	GREY	LIMESTONE			19.20
6805925	10.06		PREV. DRILLED			10.06
6805925	16.15	GREY	LIMESTONE			26.21
6805926	5.79	BROWN	CLAY	MEDIUM SAND		5.79
6805926	14.02		LIMESTONE			19.81

Table 2: Stratigraphy of Water Well Records Within 500m

Well ID	Thickness (m)	Colour	Material 1	Material 2	Material 3	Depth (m)
6805928	4.57	BROWN	CLAY			4.57
6805928	3.05	BLUE	CLAY			7.62
6805928	12.19		LIMESTONE			19.81
6805929	4.88	BROWN	CLAY			4.88
6805929	5.79	BLUE	CLAY			10.67
6805929	13.72		LIMESTONE			24.38
6805930	7.01	BROWN	MEDIUM SAND			7.01
6805930	11.58	BROWN	LIMESTONE			18.59
6805932	4.57	BROWN	CLAY			4.57
6805932	6.71	BLUE	CLAY			11.28
6805932	17.37		LIMESTONE			28.65
6805933	4.57	BROWN	CLAY			4.57
6805933	8.84	BLUE	CLAY			13.41
6805933	15.85		LIMESTONE			29.26
6805934	1.83	BROWN	CLAY			1.83
6805934	5.49	BROWN	CLAY	MEDIUM SAND		7.32
6805934	18.29		LIMESTONE			25.60
6805936	6.10	BROWN	CLAY	STONES		6.10
6805936	7.62	BLUE	CLAY	STONES		13.72
6805936	4.57		LIMESTONE			18.29
6805937	3.05	BROWN	CLAY			3.05
6805937	4.88	BLUE	CLAY			7.92
6805937	19.51		LIMESTONE			27.43
6805938	3.05	BROWN	CLAY	MEDIUM SAND		3.05
6805938	5.18	BLUE	CLAY			8.23
6805938	19.20		LIMESTONE			27.43
6805940	3.05	BROWN	CLAY			3.05
6805940	7.62	BLUE	CLAY			10.67
6805940	16.76		LIMESTONE			27.43
6805941	6.10	BROWN	CLAY	MEDIUM SAND		6.10
6805941	2.13	BLUE	CLAY			8.23
6805941	19.20		LIMESTONE			27.43
6805942	0.91	BROWN	CLAY			0.91
6805942	5.18	BROWN	CLAY	MEDIUM SAND		6.10
6805942	16.76		LIMESTONE			22.86
6805943	7.32		CLAY	MEDIUM SAND		7.32
6805943	13.11		LIMESTONE			20.42
6805947	12.19		CLAY	GRAVEL		12.19
6805947	1.83		MEDIUM SAND	GRAVEL		14.02
6805947	3.05		LIMESTONE			17.07
6805954	4.57		PREVIOUSLY DUG			4.57
6805954	2.13		CLAY	MEDIUM SAND	GRAVEL	6.71
6805954	7.01		LIMESTONE			13.72
6805955	5.49	BROWN	TOPSOIL	MEDIUM SAND		5.49
6805955	1.22	GREY	CLAY			6.71
6805955	5.18	GREY	LIMESTONE			11.89
6805958	2.74	BROWN	TOPSOIL	MEDIUM SAND		2.74
6805958	7.32		MEDIUM SAND	GRAVEL	CLAY	10.06
6805958	9.45	GREY	LIMESTONE			19.51
6805959	4.88		PREVIOUSLY DUG			4.88
6805959	2.44	RED	MEDIUM SAND	GRAVEL		7.32
6805959	2.74	GREY	LIMESTONE			10.06
6805960	5.49		PREVIOUSLY DUG			5.49

Table 2: Stratigraphy of Water Well Records Within 500m

Well ID	Thickness (m)	Colour	Material 1	Material 2	Material 3	Depth (m)
6805960	1.52	RED	TOPSOIL	MEDIUM SAND	GRAVEL	7.01
6805960	4.88	GREY	LIMESTONE			11.89
6805961	5.49	RED	TOPSOIL	MEDIUM SAND		5.49
6805961	1.22	RED	MEDIUM SAND	GRAVEL		6.71
6805961	1.83	GREY	LIMESTONE			8.53
6805962	6.40		PREVIOUSLY DUG			6.40
6805962	2.13	BROWN	TOPSOIL	MEDIUM SAND		8.53
6805962	3.35	GREY	LIMESTONE			11.89
6805963	4.27	BROWN	TOPSOIL	MEDIUM SAND		4.27
6805963	0.91	GREY	CLAY	GRAVEL		5.18
6805963	18.90	GREY	LIMESTONE			24.08
6805964	0.30		TOPSOIL			0.30
6805964	2.44		TOPSOIL	MEDIUM SAND		2.74
6805964	5.79		MEDIUM SAND			8.53
6805964	4.27		LIMESTONE			12.80
6805973	1.22	BROWN	CLAY			1.22
6805973	6.40	BROWN	CLAY	MEDIUM SAND		7.62
6805973	10.67		LIMESTONE			18.29
6805997	3.05		CLAY			3.05
6805997	7.62		MEDIUM SAND	CLAY		10.67
6805997	9.75		LIMESTONE			20.42
6806012	3.05	BROWN	CLAY			3.05
6806012	13.11		COARSE SAND			16.15
6806012	10.06	GREY	LIMESTONE			26.21
6806797	4.57		CLAY	GRAVEL		4.57
6806797	3.66		CLAY			8.23
6806797	19.20		LIMESTONE			27.43
6807146	5.49	BROWN	CLAY			5.49
6807146	4.27	BLUE	CLAY			9.75
6807146	19.51		LIMESTONE			29.26
6807346	5.49	BROWN	MEDIUM SAND			5.49
6807346	4.27	BROWN	MEDIUM SAND	GRAVEL	STONES	9.75
6807346	3.96	GREY	LIMESTONE			13.72
6808097	8.53	BROWN	CLAY			8.53
6808097	16.46		LIMESTONE			24.99
6808101	0.30		TOPSOIL			0.30
6808101	3.05	BROWN	CLAY	BOULDERS		3.35
6808101	1.22	GREY	ROCK			4.57
6808101	14.02	BROWN	ROCK			18.59
6808102	0.30	BROWN	TOPSOIL			0.30
6808102	12.80	BROWN	CLAY	GRAVEL		13.11
6808102	17.98	BROWN	ROCK			31.09
6808102	10.67	GREY	ROCK			41.76
6808102	0.61	BLUE	SHALE			42.37
6808333	1.22		TOPSOIL			1.22
6808333	4.88	BROWN	CLAY	SAND		6.10
6808333	7.32	GREY	LIMESTONE			13.41
6808641	5.79	GREY	LIMESTONE			5.79
6809009	10.36	BROWN	CLAY	SAND	STONES	10.36
6809009	0.61	GREY	LIMESTONE	HARD		10.97
6809514	9.14	GREY	LIMESTONE			9.14
6809932	1.22	GREY	GRAVEL	FILL	LOOSE	1.22
6809932	6.10	GREY	LIMESTONE	HARD		7.32

Table 2: Stratigraphy of Water Well Records Within 500m

Well ID	Thickness (m)	Colour	Material 1	Material 2	Material 3	Depth (m)
6810180	3.35	BROWN	CLAY	LOOSE		3.35
6810180	19.20	GREY	LIMESTONE	HARD		22.56
6811022	6.10	GREY	LIMESTONE	HARD		6.10
6811186	3.05	BROWN	SAND	LOOSE		3.05
6811186	2.13	BROWN	SAND	FINE GRAVEL	LOOSE	5.18
6811186	0.61	BROWN	SAND	GRAVEL	LOOSE	5.79
6811186	23.16	GREY	LIMESTONE	HARD		28.96
6811582	3.66	BROWN	CLAY	SANDY	LOOSE	3.66
6811582	19.20	GREY	LIMESTONE	HARD		22.86
6811875	7.32	BROWN	CLAY	SAND	SANDY	7.32
6811875	4.88	GREY	SAND	ROCK	SHALE	12.19
6811876	4.57	BROWN	TOPSOIL	SAND	SANDY	4.57
6811876	3.05	GREY	ROCK	HARD		7.62
6812442	3.96	BROWN	CLAY	SAND	LOOSE	3.96
6812442	3.35	GREY	CLAY			7.32
6812442	16.46	GREY	LIMESTONE	HARD		23.77
6812442	1.22	BLACK	ROCK	HARD		24.99
6813356	1.22		CLAY	GRAVEL		1.22
6813356	17.07	GREY	LIMESTONE			18.29
6813386	3.66	BROWN	CLAY	SANDY	LOOSE	3.66
6813386	3.05	BROWN	SAND	LOOSE		6.71
6813386	4.88	BROWN	CLAY	SANDY	LOOSE	11.58
6813386	5.18	BROWN	LIMESTONE	HARD		16.76
6813452	7.01	BROWN	CLAY			7.01
6813452	1.22	BROWN	SAND	STONES		8.23
6813452	10.97	BROWN	LIMESTONE			19.20
6813452	18.59	GREY	LIMESTONE	LAYERED		37.80
6813498	24.38	GREY	LIMESTONE	HARD		24.38
6813533	8.84	BROWN	TILL	CLAY	SILTY	8.84
6813533	0.61		BOULDERS			9.45
6813533	0.30		GRAVEL			9.75
6813533	21.64		DOLOMITE			31.39
6813550	7.01	BROWN	CLAY	SILT		7.01
6813550	15.85	GREY	LIMESTONE			22.86
6813663	7.62	BROWN	CLAY	STONES		7.62
6813663	8.23	GREY	GRAVEL	CLAY		15.85
6813663	7.01	GREY	LIMESTONE			22.86
6813664	13.72	BROWN	CLAY	SILT		13.72
6813664	2.74	GREY	GRAVEL	CLAY		16.46
6813664	6.40	GREY	LIMESTONE			22.86
6813710	5.49	BROWN	SAND	GRAVEL	CLAY	5.49
6813710	9.14	BROWN	CLAY	SANDY		14.63
6813710	10.97	GREY	LIMESTONE			25.60
6813711	5.49	BROWN	SAND	GRAVEL		5.49
6813711	6.71	BROWN	CLAY	SANDY		12.19
6813711	10.67	GREY	LIMESTONE			22.86
6813805	3.05	RED	CLAY			3.05
6813805	3.66	BROWN	SAND			6.71
6813805	12.19	BROWN	CLAY	STONES		18.90
6813805	10.97	BROWN	LIMESTONE	DARK-COLOURED		29.87
6813831	12.19	BROWN	CLAY	SILT		12.19
6813831	7.62	GREY	CLAY			19.81
6813831	6.10	GREY	LIMESTONE			25.91

Table 2: Stratigraphy of Water Well Records Within 500m

Well ID	Thickness (m)	Colour	Material 1	Material 2	Material 3	Depth (m)
6813924	5.49	BROWN	CLAY	SILT		5.49
6813924	6.71	GREY	SAND	GRAVEL	SILT	12.19
6813924	2.13	BROWN	LIMESTONE			14.33
6814005	18.60	BROWN	CLAY	STONES	GRAVEL	18.60
6814005	8.90	GREY	LIMESTONE			27.50
6814031	18.30	BROWN	CLAY	STONES	GRAVEL	18.30
6814031	9.70	GREY	LIMESTONE			28.00
6814270	2.74	BROWN	CLAY			2.74
6814270	21.64	GREY	LIMESTONE			24.38
6814327	4.26	BROWN	SAND			4.26
6814327	1.22	BROWN	GRAVEL	SAND		5.48
6814327	12.80	GREY	LIMESTONE			18.28
6814348	10.97	BROWN	CLAY	SANDY		10.97
6814348	2.74	BROWN	GRAVEL	SAND		13.71
6814348	9.15	GREY	LIMESTONE			22.86
6814349	14.63	BROWN	CLAY	SANDY		14.63
6814349	2.13	BROWN	SAND	GRAVEL		16.76
6814349	6.10	GREY	LIMESTONE			22.86
7040674	4.57	BROWN	SILT			4.57
7040674	2.74	GREY	CLAY			7.32
7040674	3.05	GREY	LIMESTONE			10.36
7043874	3.65	BROWN	CLAY	SANDY		3.65
7043874	3.97	BROWN	CLAY	SANDY	STONES	7.62
7043874	0.91	BROWN	GRAVEL	SAND		8.53
7043874	1.83	GREY	LIMESTONE			10.36
7043874	1.83	GREY	LIMESTONE			12.19
7105914	3.65	BROWN	CLAY	SANDY		3.65
7105914	19.21	GREY	LIMESTONE			22.86
7121255	0.30	BROWN	TOPSOIL			0.30
7121255	0.91	BROWN	SAND			1.22
7121255	2.44	BROWN	SAND			3.66
7121255	3.20	BROWN	COARSE SAND			6.86
7131165	7.01	BROWN	CLAY			7.01
7131165	16.15	GREY	LIMESTONE			23.16
7131451	12.80	BROWN	CLAY		SANDY	12.80
7131451	3.04	GREY	CLAY			15.84
7131451	22.56	GREY	LIMESTONE			38.40
7131452	9.44	BROWN	CLAY		SANDY	9.44
7131452	5.19	GREY	CLAY			14.63
7131452	22.55	GREY	LIMESTONE			37.18
7134803	4.57	BROWN	CLAY	GRAVEL		4.57
7134803	20.42	GREY	LIMESTONE			24.99
7153247	12.19	BROWN	SAND	CLAY		12.19
7153247	2.59	GREY	SAND	CLAY		14.78
7153247	21.79	GREY	LIMESTONE			36.57
7270229						
7273847	9.20		OVERBURDEN			9.20
7273847	6.45		ROCK			15.65
7273848						
7276723	1.52	GREY	GRAVEL	SAND		1.52
7276723	1.52	BROWN	SAND	SILT	LOOSE	3.05
7276723	0.30	BROWN	SAND	GRAVEL	HARD	3.35
7276723	0.30	GREY	BOULDERS		HARD	3.66

Table 2: Stratigraphy of Water Well Records Within 500m

Well ID	Thickness (m)	Colour	Material 1	Material 2	Material 3	Depth (m)
7276723	2.44	GREY	BOULDERS		HARD	6.10
7276723	1.22	BROWN	SAND	GRAVEL	LOOSE	7.32
7276723			ROCK			
7307695						
7361224						

Table 6: Thornthwaite and Mather Components - Millgrove 1981-2010

Based on Thornthwaite's Soil Moisture Balance Approach with a Soil Moisture Retention of 100 mm
Climate data from Brantford Millgrove Climate Station (1981 - 2010)

POTENTIAL EVAPOTRANSPIRATION CALCULATIONS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
Average Temperature (Degree C) ¹	-5.5	-4.6	0	6.8	12.9	18.2	20.8	20.0	15.9	9.4	3.4	-2.4	7.9
Precipitation (P) ¹	34	35	46	77	94	85	95	82	97	82	90	44	860
Heat index: $i = (t/5)^{1.514}$	0.00	0.00	0	1.59	4.20	7.07	8.66	8.16	5.76	2.60	0.56	0.00	38.6
Adjusting Factor for U (Latitude 43 N)	0.81	0.82	1.02	1.12	1.26	1.28	1.29	1.2	1.04	0.95	0.81	0.77	
Unadjusted Daily Potential Evapotranspiration U (mm)	0	0	0	30	61	89	103	98	76	43	14	0	
Adjusted Potential Evapotranspiration PET (mm)	0	0	0	33	76	114	133	118	79	41	11	0	606
P - PET	34	35	46	43	18	-28	-38	-37	17	42	79	44	254
APWL	0	0	0	0	0	-28	-66	-103	0	0	0	0	
Soil Moisture Storage max 100 mm	134	135	146	100	100	75	51	35	52	94	100	144	
Soil Moisture Deficit max 100 mm	0	0	0	0	0	3	14	21	0	0	0	0	
Change in Soil Moisture Storage	0	0	0	0	0	-25	-24	-16	17	42	6		
Actual Evapotranspiration (AET) (mm)	0	0	0	33	76	110	119	98	79	41	11	0	568
Surplus Water (P-AET) (mm) - for infiltration or runoff	34	35	46	43	18	0	0	0	0	0	73	44	292
Potential Infiltration (based on MOE methodology ² ; independent of temperature)	17	18	23	22	9	0	0	0	0	0	36	22	146
Potential Direct Surface Water Runoff (independent of temperature)	17	18	23	22	9	0	0	0	0	0	36	22	146
IMPERVIOUS COMPONENTS - WATER SURPLUS (RUNOFF AND EVAPORATION)													
Precipitation (P) (mm)	34	35	46	77	94	85	95	82	97	82	90	44	860
Potential Evaporation (PE); Assume 15% (mm)	5	5	7	11	14	13	14	12	15	12	13	7	129
Potential Surface Water Runoff (P-PE) (mm)	29	30	39	65	80	72	81	69	82	70	76	37	731

Assume January storage is 100% of Soil Moisture Storage

Soil Moisture Storage ³ - shallow rooted crops clay loam 100 mm

MOE SWM infiltration calculations ⁴

topography - flat	0.3
soils -tight	0.1
cover - cultivated land	0.1
Infiltration factor	0.5

Latitude of site (or climate station) 43 ° N

Notes:

1. Environment Canada Climate Normals (Millgrove Climate Station 1981-2010)
2. Lorente, J.M. 1961. Pg. 206 "Adjusting Factors for U".
3. MOE SWMPDM. 2003. Table 3.1 "Water Holding Capacity" values.
4. MOE SWMPDM. 2003. Table 3.1 "Infiltration Factors" values.



Source: MNRF




Project No: 2317
Date: Mar 2024
Drawn By: AR

Hydrogeological Assessment
 Proposed Severance, 394 Old Brock Road
 City of Hamilton
 WEST FLAMBOROUGH LOT 9 CON 2

Figure 1: Location of Subject Lands

Source: MECP



	Project No: 2317	Hydrogeological Assessment Proposed Severance, 394 Old Brock Road City of Hamilton WEST FLAMBOROUGH LOT 9 CON 2	Figure 2: Lots and Concessions
	Date: Mar 2024		
	Drawn By: AR		

Source: MNRF



Project No: 2317
Date: Mar 2024
Drawn By: AR

Hydrogeological Assessment
 Proposed Severance, 394 Old Brock Road
 City of Hamilton
 WEST FLAMBOROUGH LOT 9 CON 2

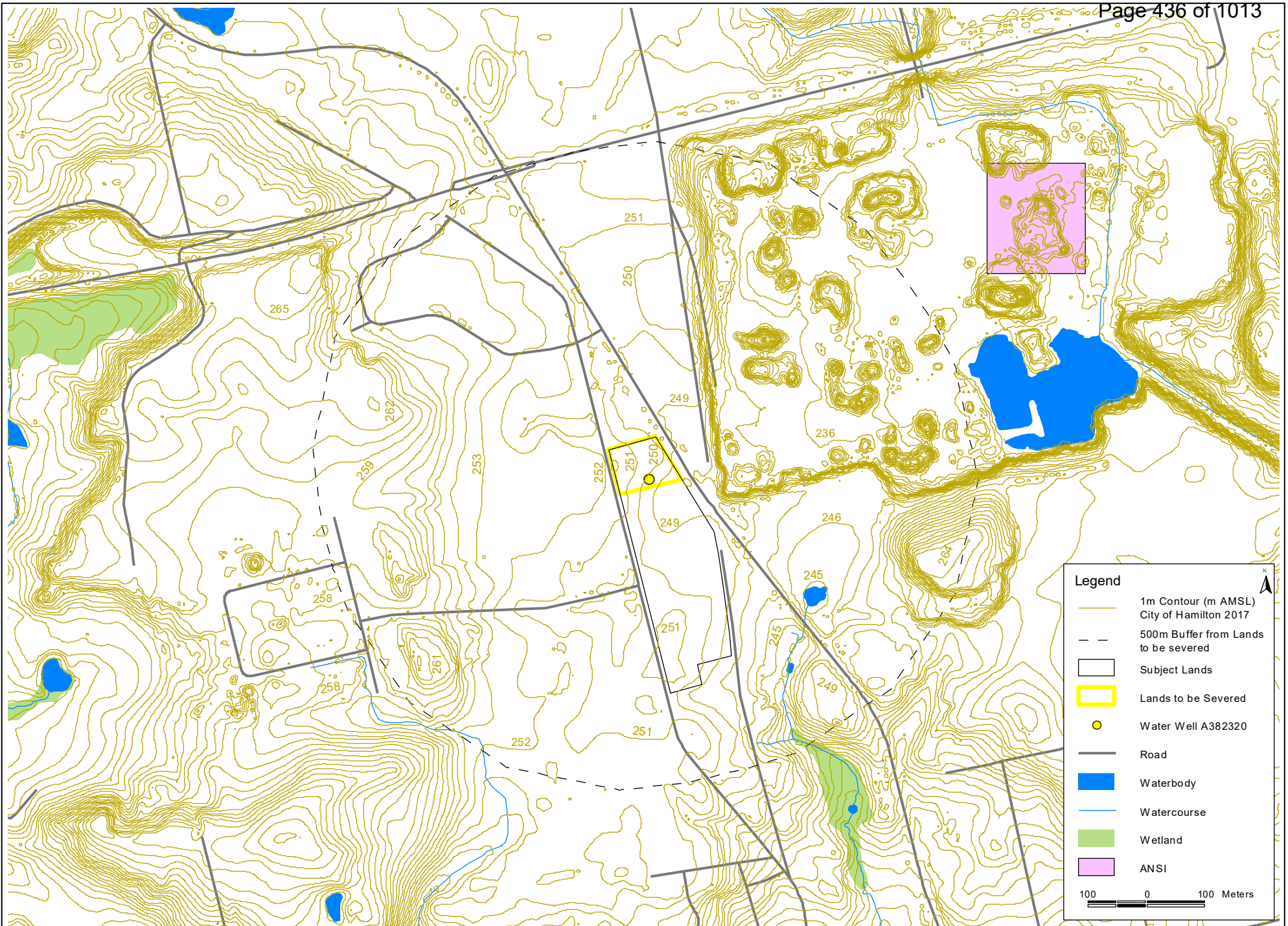
Figure 3: Civic Addresses



Project No: 2317
Date: Mar 2024
Drawn By: AR

Hydrogeological Assessment
Proposed Severance, 394 Old Brock Road
City of Hamilton
WEST FLAMBOROUGH LOT 9 CON 2

Figure 4: Water Well Location

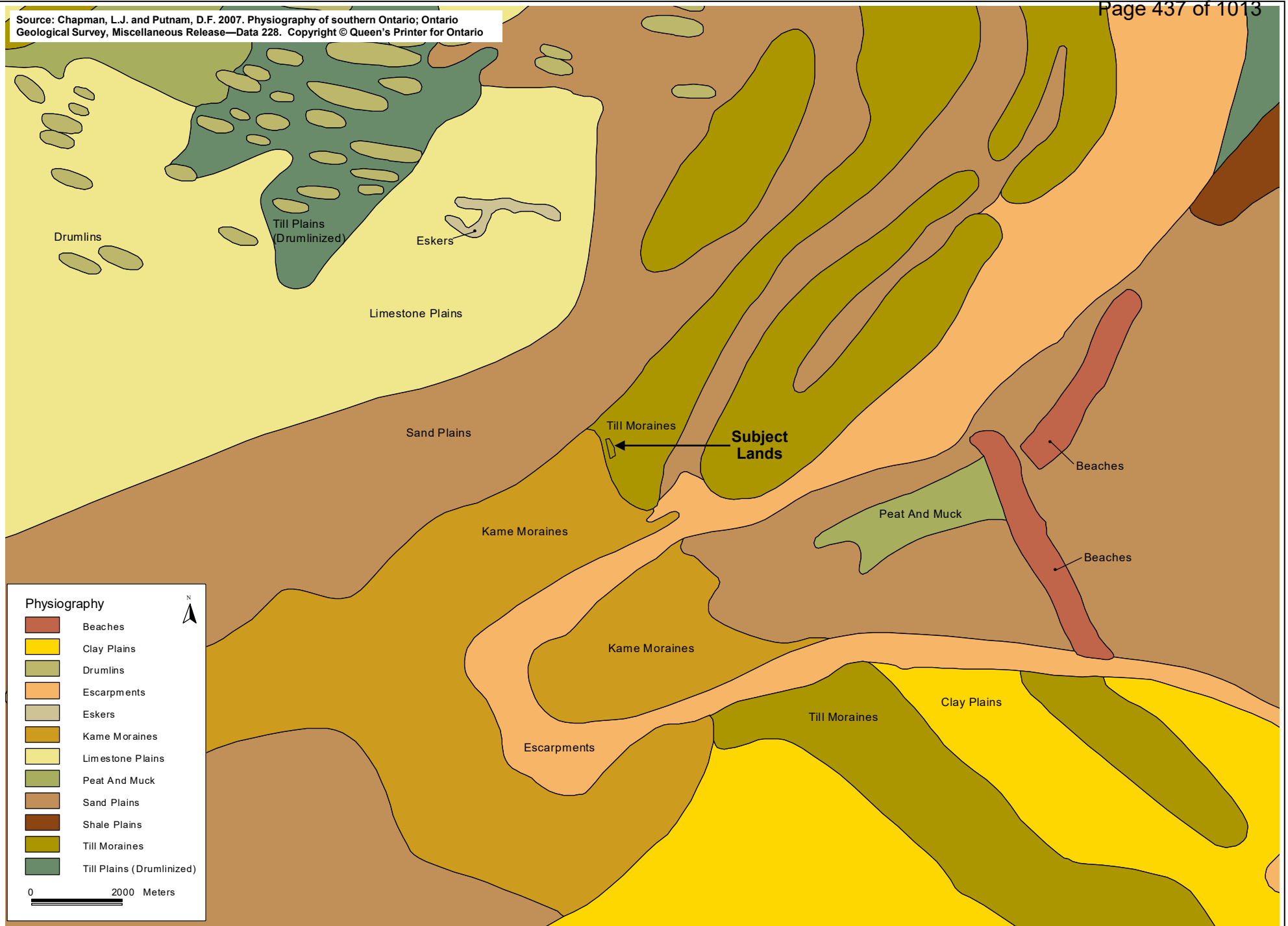


Project No: 2317
Date: Mar 2024
Drawn By: AR

Hydrogeological Assessment
Proposed Severance, 394 Old Brock Road
City of Hamilton
WEST FLAMBOROUGH LOT 9 CON 2

Figure 5: Environmental Features

Source: Chapman, L.J. and Putnam, D.F. 2007. Physiography of southern Ontario; Ontario Geological Survey, Miscellaneous Release—Data 228. Copyright © Queen's Printer for Ontario



Physiography

- Beaches
- Clay Plains
- Drumlins
- Escarpments
- Eskers
- Kame Moraines
- Limestone Plains
- Peat And Muck
- Sand Plains
- Shale Plains
- Till Moraines
- Till Plains (Drumlinized)

0 2000 Meters

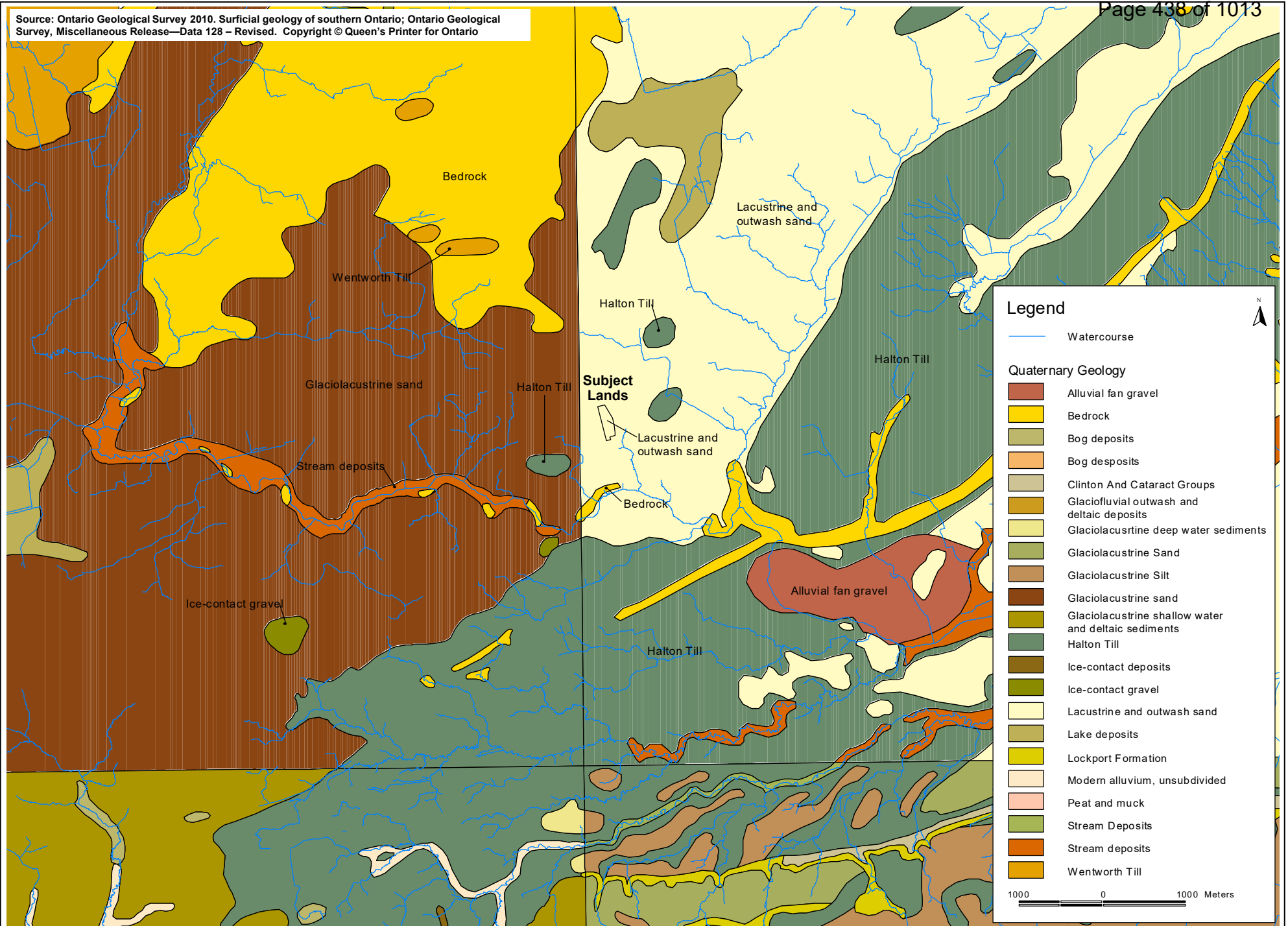


Project No: 2317
Date: Mar 2024
Drawn By: AR

Hydrogeological Assessment
 Proposed Severance, 394 Old Brock Road
 City of Hamilton
 WEST FLAMBOROUGH LOT 9 CON 2

Figure 6: Physiography

Source: Ontario Geological Survey 2010. Surficial geology of southern Ontario; Ontario Geological Survey, Miscellaneous Release—Data 128 – Revised. Copyright © Queen's Printer for Ontario



Legend

— Watercourse

Quaternary Geology

- Alluvial fan gravel
- Bedrock
- Bog deposits
- Bog deposits
- Clinton And Cataract Groups
- Glaciofluvial outwash and deltaic deposits
- Glaciolacustrine deep water sediments
- Glaciolacustrine Sand
- Glaciolacustrine Silt
- Glaciolacustrine sand
- Glaciolacustrine shallow water and deltaic sediments
- Halton Till
- Ice-contact deposits
- Ice-contact gravel
- Lacustrine and outwash sand
- Lake deposits
- Lockport Formation
- Modern alluvium, unsubdivided
- Peat and muck
- Stream Deposits
- Stream deposits
- Wentworth Till

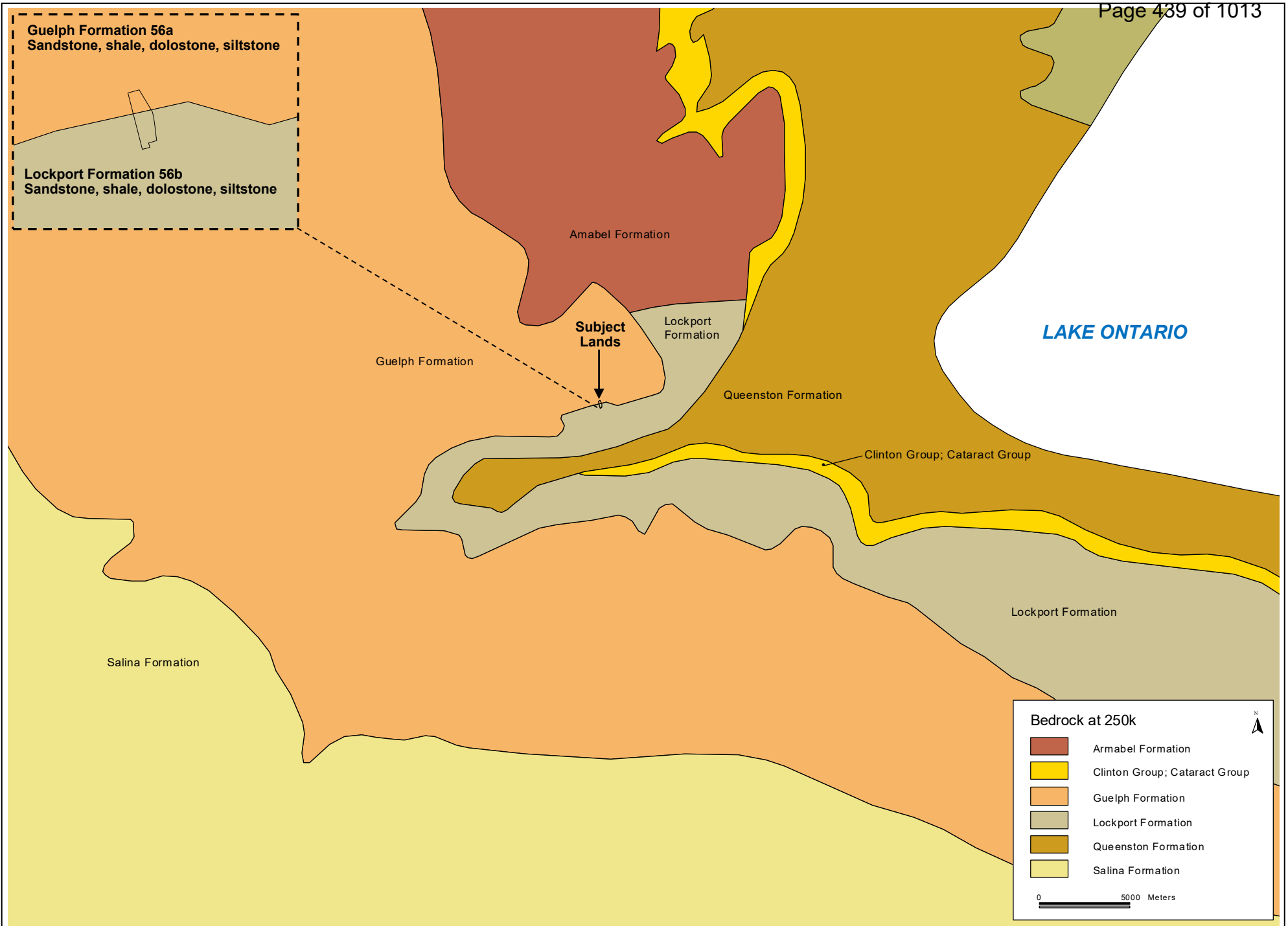
1000 0 1000 Meters



Project No: 2317
Date: Mar 2024
Drawn By: AR

Hydrogeological Assessment
 Proposed Severance, 394 Old Brock Road
 City of Hamilton
 WEST FLAMBOROUGH LOT 9 CON 2

Figure 7: Quaternary Geology



Project No: 2317
Date: Mar 2024
Drawn By: AR

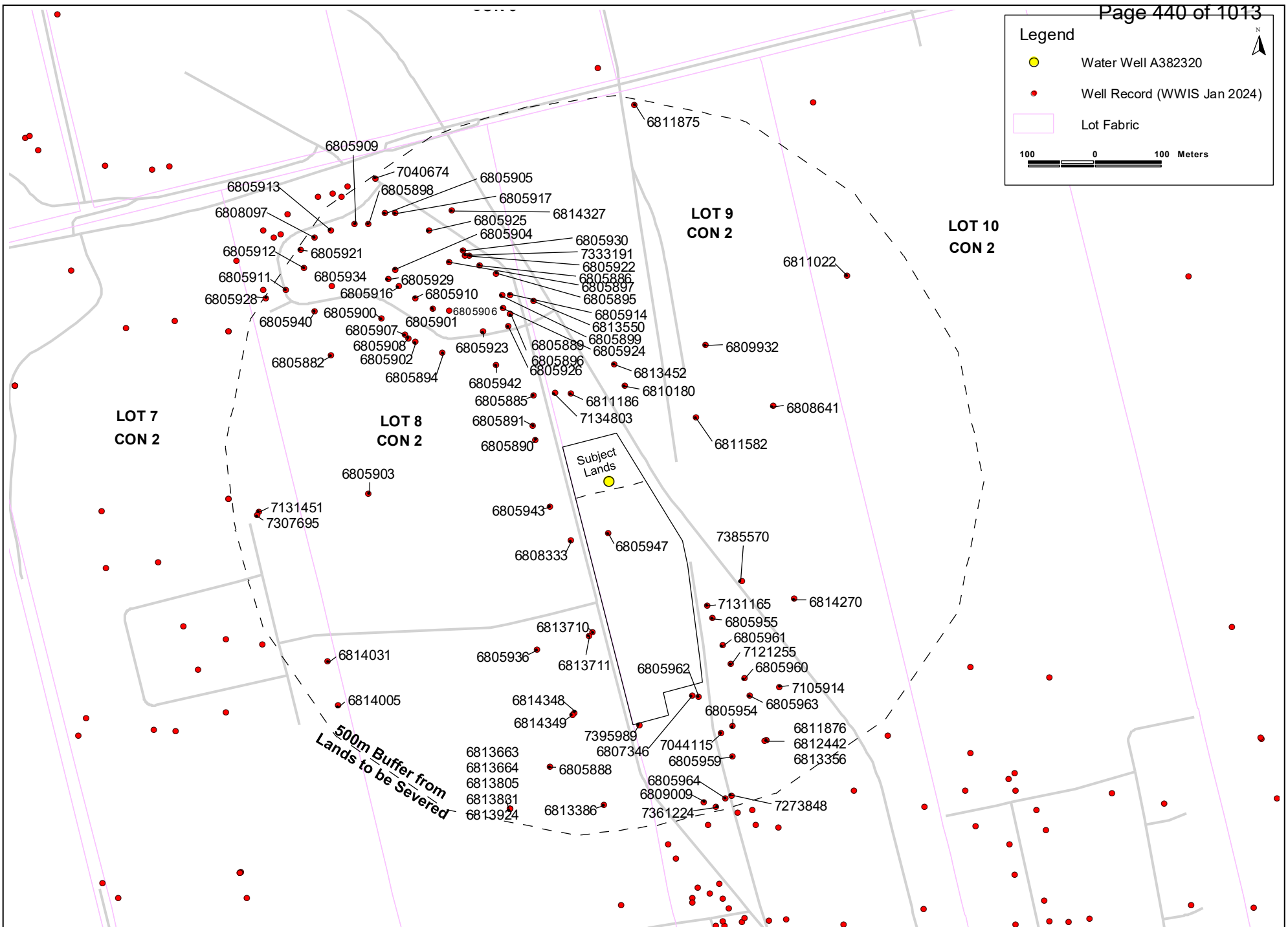
Hydrogeological Assessment
 Proposed Severance, 394 Old Brock Road
 City of Hamilton
 WEST FLAMBOROUGH LOT 9 CON 2

Figure 8: Bedrock Geology

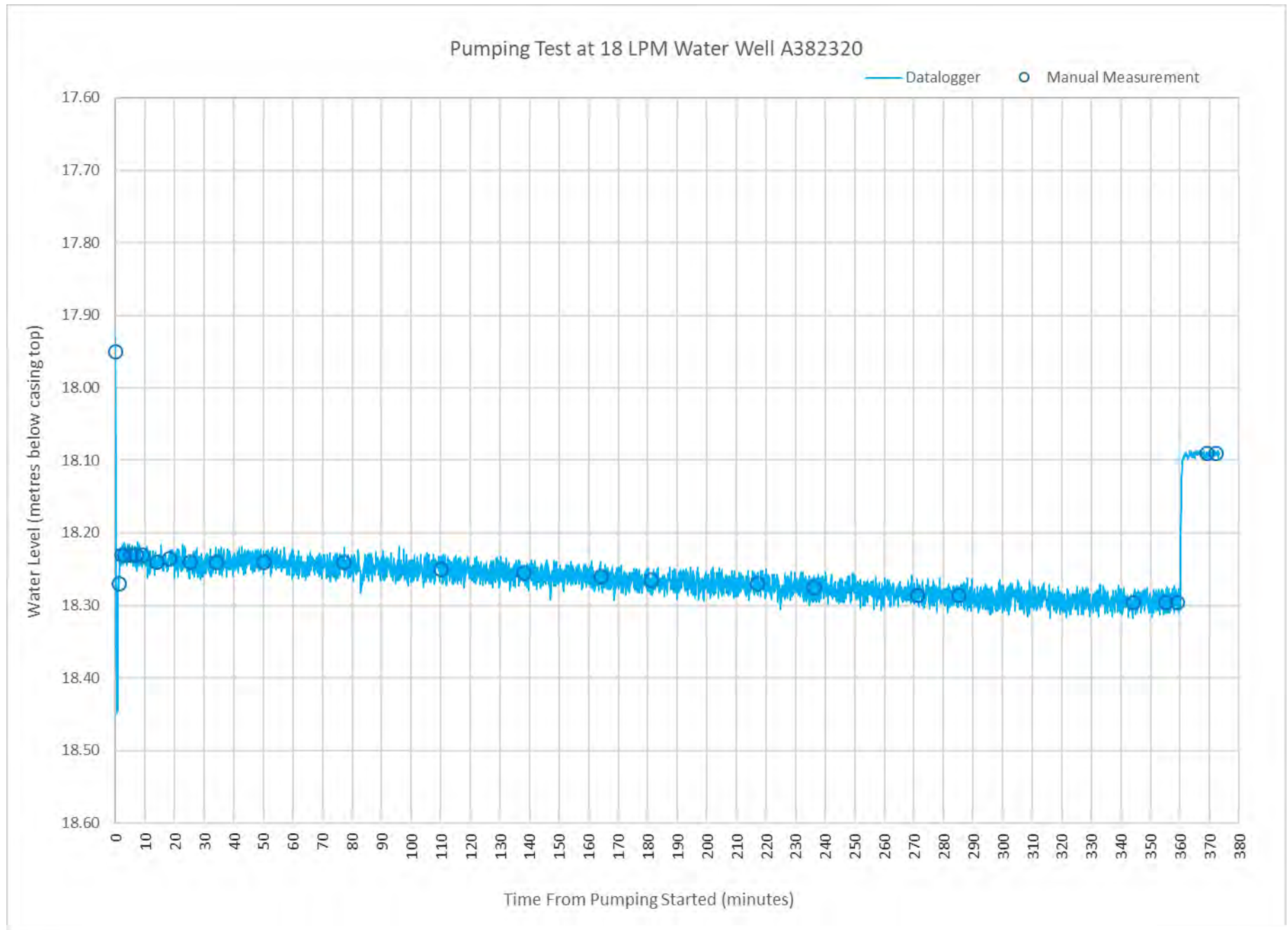
Legend

- Water Well A382320
- Well Record (WWIS Jan 2024)
- Lot Fabric

100 0 100 Meters



	Project No: 2317	Hydrogeological Assessment Proposed Severance, 394 Old Brock Road City of Hamilton WEST FLAMBOROUGH LOT 9 CON 2	Figure 9: Water Well Records Within 500m
	Date: Mar 2024		
	Drawn By: AR		



Project No: 2317	Hydrogeological Assessment Proposed Severance, 394 Old Brock Road City of Hamilton WEST FLAMBOROUGH LOT 9 CON 2
Date: Mar 2024	
Drawn By: AR	

Figure 10: Pumping Test Water Well A382320

Appendix A

Correspondence with City of Hamilton

Appendix A: Correspondence with City of Hamilton

From: Lee, Monica <Monica.Lee@hamilton.ca>
Sent: Thursday, April 27, 2023 4:28 PM
To: Development Engineering Approvals <DevEngApprovals@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; Gowans, Morgan <Morgan.Gowans@hamilton.ca>
Cc: HW Approvals <hwapprovals@hamilton.ca>; Vega, Carmen <Carmen.Vega@hamilton.ca>; Sarwar, Ahmad <Ahmad.Sarwar@hamilton.ca>; McArthur, Helen <Helen.McArthur@hamilton.ca>; Lee, Alex <Alex.Lee@hamilton.ca>; Korah, Binu <Binu.Korah@hamilton.ca>
Subject: Source Protection Planning Comments - 394 Old Brock Road

Hi all,

Please see below for comments for 394 Old Brock Road. The original email from the sender is attached for reference:

Source Protection Planning understands that the applicant is seeking to sever the northern portion of the lot located at 394 Old Brock Road, Flamborough. The proposed severed lot is planned to be sold for future development and the retained lot would continue to be used for agricultural purposes. We have reviewed the following reports / information provided by the applicant:

- *“Nitrate Testing, 394 Old Brock Road, Greensville, Ontario”* by Egmond Associates Ltd., dated Dec 13, 2022, File No.: 30719 B (‘Nitrate Report’)
- *“Hydrogeology Report, 394 Old Brock Road, Hamilton”* by Harden Environmental Services Ltd., dated March 28, 2023, File No.: 2317 (‘Hydrogeology Report’)
- *“Concept Severance Sketch, 394 Old Brock Road”* by L.G. Woods Surveying Inc., dated July 4, 2022, File No.: 16-1014 (‘Site Plan’)

Our comments are as follows:

1. The Hydrogeology Report indicates that the well was pumped at an average rate of 11.4 L/min and ended up cavitating at 53 minutes. During the pump test, a total of 604 L was pumped. The applicant has assumed that three full cycles per day would yield 1,812 L of water to service the property. Given that the well cavitated within 53 minutes, the applicant shall complete three 1-hour pump test during a 24-hour period to confirm that the well is able to adequately supply sufficient potable water required to service the proposed dwelling.
 2. The water quality samples collected from the water well at 430 Old Brock Road did not include the full list of requested parameters. In our previous comments, Source Protection Planning requested analysis for e. coli, total coliform, general chemistry, major cations/anions, metals and a pesticide scan. It is noted that the applicant tested only for dissolved metals and not total metals. The applicant
-

shall test for total metals and not dissolved metals. It is also noted that the pesticide scan was not completed as part of this current analytical testing. The applicant shall ensure that all requested parameters are tested.

3. The applicant has noted that the water quality from the test well exceeded for chloride, total dissolved solids and hardness against the ODWQS aesthetic objective and/or operating guideline. The applicant shall confirm how will the exceeding parameters will be treated to be within the ODWQS criteria.

4. As the sodium concentration exceeded 20 mg/L, this water quality should be reported to the Medical Officer of Health as per ODWQS criteria so that this information can be communicated to local physicians for their use with patients on sodium restricted diets. The purchaser of the Site should be made aware of this information.

5. In regard to the applicant's nitrate loading assessment, we have the following comments:

- Based on our previous comment, we indicated that a proposed area of **1.83 acres (0.7 ha)** for the severed lot would be acceptable. It is unclear why the applicant has completed an updated nitrate loading assessment in the current Hydrogeology Report, and in support of a 0.4 ha lot. The applicant shall confirm the reason for the updated nitrate loading assessment.
- It is unclear what the area of the proposed severed lot will be. In the Hydrogeology Report and the previous Site Plan (dated Dec 21, 2020), it is indicated that the severed lot size would be 0.4 ha, whereas in the Nitrate Report and the new Site Plan (dated July 4, 2022), the severed lot area would be 0.7 ha. The applicant shall confirm the correct lot size that is proposed to be severed.
- The applicant is reminded that Hamilton Water does not permit any consent to sever applications that relies on a tertiary treatment system to justify an undersized lot. The lot size must be adequate enough without relying on a tertiary treatment system. As such, the proposed lot size of 0.4 ha will not be supported by Hamilton Water

6. A review of the new Site Plan (dated July 4, 2022), the following details were not shown relative to OBC Section 8 Clearance requirements:

- Location of proposed water well
- Location or reserve area bed
- Distance between the septic system / leaching bed and the proposed dwelling

7. Information Only: The applicant is advised that since a surrogate well is being used for this analysis, a well installed on the subject property may be able to provide more supportive well testing results for this application.

8. Information Only: Hamilton Water would support the use of a cistern as a secondary source of water to service the property. It should be noted that the cistern cannot be relied upon as the primary source for water supply.

Best Regards,

Monica Lee

Water Resources Technologist
Public Works
Hamilton Water, City of Hamilton
(905) 546-2424 Ext.4010

Appendix B

Well Record A382320

Tag#: A382320

Measurements recorded in: Metric Imperial

Page 1 of 1

Well Owner's Information

First Name: TRACY Last Name/Organization: KOWALCHUK E-mail Address: Well Constructed by Well Owner
 Mailing Address (Street Number/Name): 394 OLD BROCK RD Municipality: DUNDAS Province: ONTARIO Postal Code: L9W1G1B Telephone No. (inc. area code): 905 975 3261

Well Location

Address of Well Location (Street Number/Name): 394 OLD BROCK RD Township: P1 lot 9 Concession: 2
 County/District/Municipality: HAMILTON City/Town/Village: DUNDAS Province: Ontario Postal Code: L9W1G1B
 UTM Coordinates Zone: NAD 83 Easting: 17581437 Northing: 47912731 Municipal Plan and Sublot Number: Other:

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
	CLAY		HARD	0	18
GREY	LIMESTONE		HARD	18	36
BROWN	LIMESTONE			36	54
GREY	LIMESTONE			54	91

Annular Space

Depth Set at (m/ft) From	Depth Set at (m/ft) To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	20	GROUT	11.591ft³

Method of Construction

Cable Tool Diamond Rotary (Conventional) Jetting Rotary (Reverse) Driving Boring Air percussion Other, specify: DUAL ROTARY

Well Use

Public Commercial Not used Domestic Municipal Dewatering Livestock Test Hole Monitoring Irrigation Cooling & Air Conditioning Industrial Other, specify:

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	
			From	To
6"	STEEL	0.219	12	89

Status of Well

Water Supply Replacement Well Test Hole Recharge Well Dewatering Well Observation and/or Monitoring Hole Alteration (Construction) Abandoned, Insufficient Supply Abandoned, Poor Water Quality Abandoned, other, specify: Other, specify:

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To

Water Details

Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Depth (m/ft) From	Depth (m/ft) To	Diameter (cm/in)
87		0	20	10"
		20	89	6"

Well Contractor and Well Technician Information

Business Name of Well Contractor: WPC PUMPING LTD Well Contractor's Licence No.: 6181211
 Business Address (Street Number/Name): 4 PALMER ST E Box 366 Municipality: NORWICH
 Province: ONTARIO Postal Code: N0L1P10 Business E-mail Address: service@wcpumping.com
 Bus. Telephone No. (inc. area code): 905 976 1370 Name of Well Technician (Last Name, First Name): VAN MARSH, TANNER
 Well Technician's Licence No.: 41619 Signature of Technician and/or Contractor: [Signature] Date Submitted: 11/13/20

Results of Well Yield Testing

After test of well yield, water was: Clear and sand free Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft): 75'

Pumping rate (l/min / GPM): 75 GPM

Duration of pumping: 1 hrs + 0 min

Final water level end of pumping (m/ft): 65.3

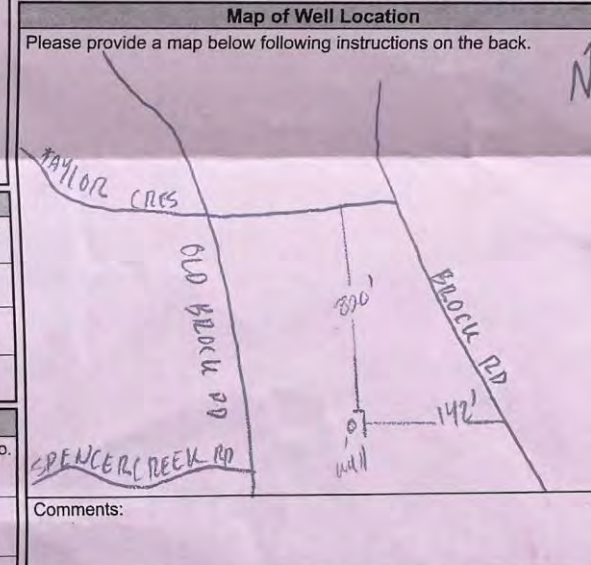
If flowing give rate (l/min/GPM):

Recommended pump depth (m/ft):

Recommended pump rate (l/min/GPM): 75 GPM

Well production (l/min/GPM): 75 GPM +

Disinfected? Yes No



Ministry Use Only

Well owner's information package delivered: Yes No

Date Package Delivered: 11/13/20

Date Work Completed: 11/13/20

Audit No.: 2411274

Received:

Appendix C

Water Quality Results Well A382320

Technical Support Document for Ontario Drinking-water Quality Standards, Objectives and Guidelines

TABLE 1 – MICROBIOLOGICAL STANDARDS	
PARAMETER	MAC
<i>Escherichia coli</i> (<i>E. coli</i>)	not detectable
Fecal Coliform	not detectable
Total Coliform	not detectable
General bacteria population expressed as background colony counts on the total coliform membrane filter	200 colony forming units (CFU) per 100 millilitres
General bacteria population expressed as colony counts on a heterotrophic plate count	500 colony forming units (CFU) per millilitre

TABLE 2 – CHEMICAL STANDARDS		
PARAMETER	MAC (mg/L)	IMAC (mg/L)
Alachlor		0.005
Aldicarb	0.009	
Aldrin + Dieldrin	0.0007	
Antimony		0.006
Arsenic		0.025
Atrazine + N-dealkylated metabolites		0.005
Azinphos-methyl	0.02	
Barium	1	
Bendiocarb	0.04	
Benzene	0.005	
Benzo(a)pyrene	0.00001	
Boron		5
Bromate		0.01
Bromoxynil		0.005
Cadmium	0.005	
Carbaryl	0.09	
Carbofuran	0.09	
Carbon Tetrachloride	0.005	
Chloramines	3	
Chlordane (Total)	0.007	

Technical Support Document for Ontario Drinking-water Quality Standards, Objectives and Guidelines

TABLE 2 – CHEMICAL STANDARDS		
PARAMETER	MAC (mg/L)	IMAC (mg/L)
Chlorpyrifos	0.09	
Chromium	0.05	
Cyanazine		0.01
Cyanide(free)	0.2	
Diazinon	0.02	
Dicamba	0.12	
1,2-Dichlorobenzene	0.2	
1,4-Dichlorobenzene	0.005	
Dichlorodiphenyltrichloroethane (DDT)+metabolites	0.03	
1,2-Dichloroethane		0.005
1,1-Dichloroethylene(vinylidene chloride)	0.014	
Dichloromethane	0.05	
2,4-Dichlorophenol	0.9	
2,4-Dichlorophenoxy acetic acid(2,4-D)		0.1
Diclofop-methyl	0.009	
Dimethoate		0.02
Dinoseb	0.01	
Dioxin and Furan		0.00000015 ^a
Diquat	0.07	
Diuron	0.15	
Fluoride	1.5 ^b	
Glyphosate		0.28
Heptachlor + Heptachlor Epoxide	0.003	
Lead	0.01 ^c	
Lindane (Total)	0.004	
Malathion	0.19	
Mercury	0.001	
Methoxychlor	0.9	
Metolachlor		0.05
Metribuzin	0.08	
Monochlorobenzene	0.08	

Technical Support Document for Ontario Drinking-water Quality Standards, Objectives and Guidelines

TABLE 2 – CHEMICAL STANDARDS		
PARAMETER	MAC (mg/L)	IMAC (mg/L)
Microcystin-LR	0.0015	
Nitrate (as nitrogen)	10.0 ^d	
Nitrite (as nitrogen)	1.0 ^d	
Nitrate + Nitrite (as nitrogen)	10.0 ^d	
Nitrilotriacetic Acid (NTA)	0.4	
N-Nitrosodimethylamine (NDMA)		0.000009
Paraquat		0.01
Parathion	0.05	
Pentachlorophenol	0.06	
Phorate		0.002
Picloram		0.19
Polychlorinated Biphenyls (PCB)		0.003
Prometryne		0.001
Selenium	0.01	
Simazine		0.01
Temephos		0.28
Terbufos		0.001
Tetrachloroethylene (perchloroethylene)	0.03	
2,3,4,6-Tetrachlorophenol	0.1	
Triallate	0.23	
Trichloroethylene	0.05	
2,4,6-Trichlorophenol	0.005	
2,4,5-Trichlorophenoxy acetic acid (2,4,5-T)	0.28	
Trifluralin		0.045
Trihalomethanes	0.100 ^e	
Uranium	0.02	
Vinyl Chloride	0.002	

Short forms:
mg/L - milligrams per litre

Footnotes:

- a) Total toxic equivalents when compared with 2,3,7,8-TCDD (tetrachlorodibenzo-p-dioxin).
b) Where fluoride is added to drinking water, it is recommended that the concentration be adjusted to 0.5 - 0.8 mg/L the

Technical Support Document for Ontario Drinking-water Quality Standards, Objectives and Guidelines

optimum level for control of tooth decay. Where supplies contain naturally occurring fluoride at levels higher than 1.5 mg/L but less than 2.4 mg/L the Ministry of Health and Long Term Care recommends an approach through local boards of health to raise public and professional awareness to control excessive exposure to fluoride from other sources.

- c) This standard applies to water at the point of consumption. Since lead is a component in some plumbing systems, first flush water may contain higher concentrations of lead than water that has been flushed for five minutes.
- d) Where both nitrate and nitrite are present, the total of the two should not exceed 10 mg/L (as nitrogen).
- e) This standard is expressed as a running annual average of quarterly samples measured at a point reflecting the maximum residence time in the distribution system.

TABLE 3 – RADIONUCLIDE STANDARDS					
NATURAL RADIONUCLIDES					
PARAMETER	MAC (Bq/L)	PARAMETER	MAC (Bq/L)	PARAMETER	MAC (Bq/L)
Beryllium-7	4000	Radium-226	0.6	Thorium-234	20
Bismuth -210	70	Radium-228	0.5	Uranium-234	4
Lead-210	0.1	Thorium-228	2	Uranium-235	4
Polonium-210	0.2	Thorium-230	0.4	Uranium-238	4
Radium-224	2	Thorium-232	0.1		
ARTIFICIAL RADIONUCLIDES					
PARAMETER	MAC (Bq/L)	PARAMETER	MAC (Bq/L)	PARAMETER	MAC (Bq/L)
Americium-241	0.2	Iodine-125	10	Selenium-75	70
Antimony-122	50	Iodine-129	1	Silver-108m	70
Antimony-124	40	Iodine-131	6	Silver-110m	50
Antimony-125	100	Iron-55	300	Silver-111	70
Barium-140	40	Iron-59	40	Sodium-22	50
Bromine-82	300	Manganese-54	200	Strontium-85	300
Calcium-45	200	Mercury-197	400	Strontium-89	40
Calcium-47	60	Mercury-203	80	Strontium-90	5
Carbon-14	200	Molybdenum-99	70	Sulphur-35	500
Cerium-141	100	Neptunium-239	100	Technetium-99	200
Cerium-144	20	Niobium-95	200	Technetium-99m	7000
Cesium-131	2000	Phosphorus-32	50	Tellurium-129m	40
Cesium-134	7	Plutonium-238	0.3	Tellurium-131m	40
Cesium-136	50	Plutonium-239	0.2	Tellurium-132	40
Cesium-137	10	Plutonium-240	0.2	Thallium-201	2000

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Chromium-51	3000	Plutonium-241	10	Tritium	7000
Cobalt-57	40	Rhodium-105	300	Ytterbium-169	100
Cobalt-58	20	Rubidium-81	3000	Yttrium-90	30
Cobalt-60	2	Rubidium-86	50	Yttrium-91	30
Gallium-67	500	Ruthenium-103	100	Zinc-65	40
Gold-198	90	Ruthenium-106	10	Zirconium-95	100
Indium-111	400				

Notes on Table 3:

Radionuclide concentrations that exceed the MAC may be tolerated for a short duration, provided that the annual average concentrations remain below the MAC and the restriction (see immediately below) for multiple radionuclides is met.

Restrictions for multiple radionuclides - If two or more radionuclides are present, the following relationship based on International Commission on Radiological Protection (ICRP) Publication 26, must be satisfied and if not satisfied, it shall be considered to be exceedance of an MAC.

$$\frac{c_1}{C_1} + \frac{c_2}{C_2} + \dots + \frac{c_i}{C_i} \leq 1$$

Where, c_1 , c_2 , and c_i are the observed concentrations, and C_1 , C_2 and C_i are the maximum acceptable concentrations for each contributing radionuclide.

PARAMETER	AO (mg/L - unless otherwise specified)	OG (mg/L - unless otherwise specified)
1,2-Dichlorobenzene	0.003 ^a	
1,4-Dichlorobenzene	0.001 ^a	
2,4-Dichlorophenol	0.0003 ^a	
2,3,4,6-Tetrachlorophenol	0.001 ^a	
2,4,6-Trichlorophenol	0.002 ^a	
2,4,5-Trichlorophenoxy acetic acid (2,4,5-T)	0.02 ^a	
Alkalinity (as CaCO ₃)		30-500
Aluminum		0.1

Technical Support Document for Ontario Drinking-water Quality Standards, Objectives and Guidelines

TABLE 4 – CHEMICAL / PHYSICAL OBJECTIVES AND GUIDELINES		
PARAMETER	AO (mg/L - unless otherwise specified)	OG (mg/L - unless otherwise specified)
Chloride	250	
Colour	5 TCU	
Copper	1	
Dissolved Organic Carbon	5	
Ethylbenzene	0.0024	
Hardness (as CaCO ₃)		80-100
Iron	0.3	
Manganese	0.05	
Methane	3L/ m ³	
Monochlorobenzene	0.03 ^a	
Odour	Inoffensive	
Organic Nitrogen		0.15
pH		6.5-8.5 (no units)
Pentachlorophenol	0.03 ^a	
Sodium	b	
Sulphate	500 ^c	
Sulphide	0.05	
Taste	Inoffensive	
Temperature	15°C	
Toluene	0.024	
Total Dissolved Solids	500	
Turbidity	5 NTU ^d	e
Xylenes	0.3	
Zinc	5	

Short Forms:

NTU - Nephelometric Turbidity unit

Footnotes:

- a) Refer to Table 2 for standard
 b) The aesthetic objective for sodium in drinking water is 200 mg/L. The local Medical Officer of Health

Technical Support Document for Ontario Drinking-water Quality Standards, Objectives and Guidelines

- should be notified when the sodium concentration exceeds 20 mg/L so that this information may be communicated to local physicians for their use with patients on sodium restricted diets
- c) When sulphate levels exceed 500 mg/L, water may have a laxative effect on some people
 - d) Applicable for all waters at the point of consumption.
 - e) The Operational Guidelines for filtration processes are provided as performance criteria in the Procedure for Disinfection of Drinking Water in Ontario.



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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.
 4622 NASSAGAWEYA PUSLINCH TOWNLINE
 MOFFAT, ON L0P 1J0
 519-826-0099

ATTENTION TO: Allan Rodie
 PROJECT: 2317- Old Brock Road
 AGAT WORK ORDER: 24T119195

MICROBIOLOGY ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead
 MISCELLANEOUS ANALYSIS REVIEWED BY: Yris Verastegui, Inorganic Team Lead
 TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist
 ULTRA TRACE REVIEWED BY: Amar Bellahsene, Chimiste, AGAT Montréal
 WATER ANALYSIS REVIEWED BY: Yris Verastegui, Inorganic Team Lead
 DATE REPORTED: Feb 21, 2024
 PAGES (INCLUDING COVER): 39
 VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

*Notes

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.



Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Fecal Coliforms in Water

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00

Parameter	Unit	G / S	RDL	5635992
Fecal Coliform	CFU/100mL			0

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.
 5635992 Fecal Coliforms RDL = 1 CFU/100mL
 Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Allan Rodie



Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Heterotrophic Plate Count in Water

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00
 5635992

Parameter	Unit	G / S	RDL	5635992
Heterotrophic Plate Count	CFU/1ml			55

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. No value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5635992 Heterotrophic Plate Count RDL = 5 CFU/mL

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Allan Rodie



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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Total Coliforms & E.Coli & Background Colony Count (Using DC Agar)

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00
 5635992

Parameter	Unit	G / S	RDL	5635992
Escherichia coli - DC Agar	CFU/100mL	0		0
Total Coliforms - DC Agar	CFU/100mL	0		1
Background Colony Count - DC Agar	CFU/100mL			33

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5635992 Escherichia coli, Total Coliforms and Background Colony Count RDL = 1 CFU/100mL.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Allan Rodie



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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Base Neutrals and Acids [Water]

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00

Parameter	Unit	G / S	RDL	5635992
Benzo(a)pyrene	µg/L	0.01	0.01	<0.01
Sediment				NO
Surrogate	Unit	Acceptable Limits		
2-Fluorophenol	%	50-140		67
phenol-d6 surrogate	%	50-140		78
2,4,6-Tribromophenol	%	50-140		89
Chrysene-d12	%	50-140		88

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5635992 Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&(j)Fluoranthene isomers because the isomers co-elute on the GC column.
 2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene.

Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.
 Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amounts

Analysis performed at AGAT Toronto (unless marked by *)

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Carbamate Pesticides (Water)

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00
 5635992

Parameter	Unit	G / S	RDL	5635992
Carbofuran	µg/L	90	5	<5
Carbaryl	µg/L	90	5	<5
Diuron	µg/L	150	10	<10
Triallate	µg/L	230	1	<1

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5635992 Results relate only to the items tested.
 Analysis performed at AGAT Toronto (unless marked by *)

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Chlorophenols by GC-MS (Water)				
DATE RECEIVED: 2024-02-08			DATE REPORTED: 2024-02-21	
SAMPLE DESCRIPTION:		W1		
SAMPLE TYPE:		Water		
DATE SAMPLED:		2024-02-08 15:00		
Parameter	Unit	G / S	RDL	5635992
2,4,6-Trichlorophenol	µg/L	5	0.2	<0.2
2,4-Dichlorophenol	µg/L		0.3	<0.3
Pentachlorophenol	µg/L	60	0.5	<0.5
2,3,4,6-Tetrachlorophenol	µg/L		0.5	<0.5
Sediment				NO
Surrogate	Unit	Acceptable Limits		
2,4,6-Tribromophenol	%	50-140		89

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5635992 Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.
 Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amount

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PROJECT: 2317- Old Brock Road

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Diquat/Paraquat

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00
 5635992

Parameter	Unit	G / S	RDL	5635992
Diquat	µg/L	70	5	<5
Paraquat	µg/L	10	1	<1

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Haloacetic Acids in Water

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1				
SAMPLE TYPE: Water				
DATE SAMPLED: 2024-02-08 15:00				
Parameter	Unit	G / S	RDL	5635992
Monobromoacetic Acid	ug/L		0.5	<0.5
Monochloroacetic Acid	ug/L		0.5	<0.5
Dichloroacetic Acid	ug/L		0.5	<0.5
Dibromoacetic Acid	ug/L		0.5	<0.5
Trichloroacetic Acid	ug/L		0.5	<0.5
Haloacetic Acids (HAA5)	ug/L	80	2.0	<2.0
Bromochloroacetic Acid	ug/L		0.5	<0.5
Surrogate	Unit	Acceptable Limits		
2-Bromopropionic Acid	%	70-130		96

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.
 5635992 Haloacetic Acids (HAA5) is a calculated parameter. The calculated value is the sum of Monobromoacetic Acid, Monochloroacetic Acid, Dichloroacetic Acid, Dibromoacetic Acid and Trichloroacetic Acid.
 Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

OP Pesticides (Water)

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00
 5635992

Parameter	Unit	G / S	RDL	5635992
Phorate	µg/L	2	0.5	<0.5
Dimethoate	µg/L	20	2.5	<2.5
Terbufos	µg/L	1	0.5	<0.5
Diazinon	µg/L	20	1	<1
Malathion	µg/L	190	5	<5
Chlorpyrifos	µg/L	90	1	<1
Azinphos-methyl	µg/L	20	2	<2
Surrogate	Unit	Acceptable Limits		
Triphenyl phosphate (surr)	%	50-140		78

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.
 5635992 Results relate only to the items tested.
 Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

5835 COOPERS AVENUE
 MISSISSAUGA, ONTARIO
 CANADA L4Z 1Y2
 TEL (905)712-5100
 FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Phenoxy Acid Herbicides (Water)

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00
 5635992

Parameter	Unit	G / S	RDL	5635992
2,4-D	µg/L	100	0.5	<0.5
2,4,5-T	µg/L		0.5	<0.5
Dicamba	µg/L	120	0.5	<0.5
Picloram	µg/L	190	0.5	<0.5
Diclofop-methyl	µg/L	9	0.5	<0.5
Bromoxynil	µg/L	5	0.3	<0.3
MCPA	µg/L		5.0	<5.0
Surrogate	Unit	Acceptable Limits		
DCAA	%	50-140		75

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.
 Analysis performed at AGAT Toronto (unless marked by *)

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AGAT WORK ORDER: 24T119195

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Total PCBs (water)

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00

Parameter	Unit	G / S	RDL	5635992
PCBs	µg/L	3	0.1	<0.1
Surrogate	Unit	Acceptable Limits		
Decachlorobiphenyl	%	60-130		96

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

Analysis performed at AGAT Toronto (unless marked by *)

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AGAT WORK ORDER: 24T119195

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Triazine Pesticides [water]

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1				
SAMPLE TYPE: Water				
DATE SAMPLED: 2024-02-08 15:00				
Parameter	Unit	G / S	RDL	5635992
Trifluralin	µg/L	45	1.0	<1.0
Simazine	µg/L	10	1.0	<1.0
Metribuzin	µg/L	80	0.25	<0.25
Prometryne	µg/L	1	0.25	<0.25
Metolachlor	µg/L	50	0.11	<0.11
Alachlor	µg/L	5	0.5	<0.5
Atrazine + N-dealkylated metabolites	µg/L	5	1	<1
Surrogate	Unit	Acceptable Limits		
Triphenyl phosphate (surr)	%	30-130		89

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.
 5635992 Results relate only to the items tested.
 Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Volatile Organic Compounds in Water

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

		SAMPLE DESCRIPTION:		W1
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2024-02-08 15:00
Parameter	Unit	G / S	RDL	5635992
Benzene	µg/L	1	0.2	<0.2
Bromodichloromethane	µg/L		0.2	<0.2
Bromoform	µg/L		0.1	<0.1
Carbon Tetrachloride	µg/L	2	0.2	<0.2
Chloroform	µg/L		0.2	<0.2
Dibromochloromethane	µg/L		0.1	<0.1
Ethylbenzene	µg/L	140	0.1	<0.1
1,2-Dichlorobenzene	µg/L	200	0.1	<0.1
1,4-Dichlorobenzene	µg/L	5	0.1	<0.1
1,2-Dichloroethane	µg/L	5	0.20	<0.20
1,2-Dichloroethylene	mg/L		0.0002	<0.0002
Dichloromethane	µg/L	50	0.30	<0.30
Monochlorobenzene	ug/L		1.0	<1.0
Tetrachloroethylene	mg/L	0.01	0.0001	<0.0001
Trichloroethylene	µg/L	5	0.20	<0.20
Toluene	µg/L	60	0.2	<0.2
Vinyl Chloride	µg/L	1	0.17	<0.17
m & p-Xylene	µg/L		0.2	<0.2
o-Xylene	µg/L		0.1	<0.1
Xylenes (Total)	µg/L	90	0.20	<0.20
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	50-140	94	
4-Bromofluorobenzene	% Recovery	50-140	100	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5635992 Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



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AGAT WORK ORDER: 24T119195

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Dioxins and Furans (Water) WHO 2005

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
SAMPLE TYPE: Water
DATE SAMPLED: 2024-02-08
15:00
5635992

Parameter	Unit	G / S	RDL	5635992
2,3,7,8-Tetra CDD	pg/L		0.1	0.3
1,2,3,7,8-Penta CDD	pg/L		0.1	0.7
1,2,3,4,7,8-Hexa CDD	pg/L		0.1	0.5
1,2,3,6,7,8-Hexa CDD	pg/L		0.1	<0.1
1,2,3,7,8,9-Hexa CDD	pg/L		0.1	<0.1
1,2,3,4,6,7,8-Hepta CDD	pg/L		0.1	0.5
Octa CDD	pg/L		0.1	9.6
2,3,7,8-Tetra CDF	pg/L		0.1	0.3
1,2,3,7,8-Penta CDF	pg/L		0.1	0.9
2,3,4,7,8-Penta CDF	pg/L		0.1	0.7
1,2,3,4,7,8-Hexa CDF	pg/L		0.1	0.6
1,2,3,6,7,8-Hexa CDF	pg/L		0.1	0.6
2,3,4,6,7,8-Hexa CDF	pg/L		0.1	<0.1
1,2,3,7,8,9-Hexa CDF	pg/L		0.1	0.7
1,2,3,4,6,7,8-Hepta CDF	pg/L		0.1	0.3
1,2,3,4,7,8,9-Hepta CDF	pg/L		0.1	0.5
Octa CDF	pg/L		0.1	1.2
Total Tetra CDD	pg/L		0.1	<0.1
Total Penta CDD	pg/L		0.1	1.3
Total Hexa CDD	pg/L		0.1	<0.1
Total Hepta CDD	pg/L		0.1	1.1
Total PCDDs	pg/L		0.1	12.0
Total Tetra CDF	pg/L		0.1	0.6
Total Penta CDF	pg/L		0.1	2.1
Total Hexa CDF	pg/L		0.1	1.9
Total Hepta CDF	pg/L		0.1	1.0
Total PCDFs	pg/L		0.1	6.7
2,3,7,8-Tetra CDD (TEQ)	pg TEQ/L			0.312
1,2,3,7,8-Penta CDD (TEQ)	pg TEQ/L			0.727

Certified By:



[Signature]



Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Dioxins and Furans (Water) WHO 2005

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00
 5635992

Parameter	Unit	G / S	RDL	5635992
1,2,3,4,7,8-Hexa CDD (TEQ)	pg TEQ/L			0.0468
1,2,3,6,7,8-Hexa CDD (TEQ)	pg TEQ/L			0
1,2,3,7,8,9-Hexa CDD (TEQ)	pg TEQ/L			0
1,2,3,4,6,7,8-Hepta CDD (TEQ)	pg TEQ/L			0.00483
Octa CDD (TEQ)	pg TEQ/L			0.00289
2,3,7,8-Tetra CDF (TEQ)	pg TEQ/L			0.0312
1,2,3,7,8-Penta CDF (TEQ)	pg TEQ/L			0.0265
2,3,4,7,8-Penta CDF (TEQ)	pg TEQ/L			0.203
1,2,3,4,7,8-Hexa CDF (TEQ)	pg TEQ/L			0.0571
1,2,3,6,7,8-Hexa CDF (TEQ)	pg TEQ/L			0.0571
2,3,4,6,7,8-Hexa CDF (TEQ)	pg TEQ/L			0
1,2,3,7,8,9-Hexa CDF (TEQ)	pg TEQ/L			0.0675
1,2,3,4,6,7,8-Hepta CDF (TEQ)	pg TEQ/L			0.00268
1,2,3,4,7,8,9-Hepta CDF (TEQ)	pg TEQ/L			0.00519
Octa CDF (TEQ)	pg TEQ/L			0.000358
Total PCDDs and PCDFs (TEQ)	pg TEQ/L			1.54

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Dioxins and Furans (Water) WHO 2005

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00

Surrogate	Unit	Acceptable Limits	5635992
13C-2,3,7,8-TCDF	%	30-140	87
13C-1,2,3,7,8-PeCDF	%	30-140	101
13C-2,3,4,7,8-PeCDF	%	30-140	93
13C-1,2,3,4,7,8-HxCDF	%	30-140	100
13C-1,2,3,6,7,8-HxCDF	%	30-140	103
13C-2,3,4,6,7,8-HxCDF	%	30-140	102
13C-1,2,3,7,8,9-HxCDF	%	30-140	97
13C-1,2,3,4,6,7,8-HpCDF	%	30-140	97
13C-1,2,3,4,7,8,9-HpCDF	%	30-140	87
13C-2,3,7,8-TCDD	%	30-140	92
13C-1,2,3,7,8-PeCDD	%	30-140	93
13C-1,2,3,4,7,8-HxCDD	%	30-140	105
13C-1,2,3,6,7,8-HxCDD	%	30-140	102
13C-1,2,3,4,6,7,8-HpCDD	%	30-140	100
13C-OCDD	%	30-140	93

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
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5635992 LDR = LDE = Estimated Detection Limit
 TEQ = Toxicity Equivalent
 Toxicity Equivalency Factors (TEF) based on WHO 2005.
 The results were corrected based on the surrogate percent recoveries.
 The isotopic ratio of 2,3,7,8-TCDD, and 1,2,3,4,7,8-HxCDD failed; they are quantified, but not included in the totals.

Analysis performed at AGAT Montréal (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

(Water) Inorganic Chemistry

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00
 5635992

Parameter	Unit	G / S	RDL	5635992
Alkalinity (as CaCO ₃)	mg/L		5	357
pH	pH Units		NA	7.09
Total Dissolved Solids	mg/L		10	1110
Turbidity	NTU		0.5	1.8
Dissolved Organic Carbon	mg/L		0.5	1.3
True Colour	TCU		2.50	<2.50
Cyanide, WAD	mg/L	0.2	0.002	<0.002
Fluoride	mg/L	1.5	0.05	<0.05
Nitrate as N	mg/L	10.0	0.05	4.91
Nitrite as N	mg/L	1.0	0.05	<0.05
Chloride	mg/L		0.24	441
Sulphate	mg/L		0.10	67.8
Sulphide	mg/L		0.01	<0.01
Lab Filtration DOC				2024/02/09

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5635992 Dilution required, RDL has been increased accordingly.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

José Veraástegui



Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Hardness in Water (Total Metals) (mg/L)

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00

Parameter	Unit	G / S	RDL	5635992
Hardness (as CaCO3) (Calculated)	mg/L		0.5	408

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
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 Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Exceedance Summary

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
5635992	W1	ON 169/03 MAC/IMAC	Total Coliforms & E.Coli & Background Colony Count (Using DC Agar)	Total Coliforms - DC Agar	CFU/100mL	0	1
5635992	W1	ON 169/03 MAC/IMAC	Total Metals in Water (including Sodium) (mg/L)	Total Sodium	mg/L	20	338



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Quality Assurance

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Microbiology Analysis

RPT Date: Feb 21, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE				
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

Total Coliforms & E.Coli & Background Colony Count (Using DC Agar)

Escherichia coli - DC Agar	5635992	5635992	0	0	NA									
Total Coliforms - DC Agar	5635992	5635992	1	1	0.0%									
Background Colony Count - DC Agar	5635992	5635992	33	32	3.1%									

Comments: NA - % RPD Not Applicable

Heterotrophic Plate Count in Water

Heterotrophic Plate Count	5635992	5635992	55	45	20%	<	NA		NA			NA		
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Comments: NA - % RPD Not Applicable

Fecal Coliforms in Water

Fecal Coliform	5635992	5635992	0	0	NA	<	NA		NA			NA		
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Comments: NA - % RPD Not Applicable

Certified By: _____



Nivine Basly



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Quality Assurance

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Trace Organics Analysis

RPT Date: Feb 21, 2024		DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Total PCBs (water)															
PCBs	5639107		< 0.1	< 0.1	NA	< 0.1	106%	50%	140%	89%	50%	140%	82%	50%	140%
Volatile Organic Compounds in Water															
Benzene	5635245		<0.2	<0.2	NA	< 0.2	102%	50%	140%	89%	60%	130%	97%	50%	140%
Bromodichloromethane	5635245		<0.2	<0.2	NA	< 0.2	76%	50%	140%	81%	60%	130%	79%	50%	140%
Bromoform	5635245		<0.1	<0.1	NA	< 0.1	66%	50%	140%	78%	60%	130%	57%	50%	140%
Carbon Tetrachloride	5635245		<0.2	<0.2	NA	< 0.2	71%	50%	140%	78%	60%	130%	72%	50%	140%
Chloroform	5635245		<0.2	<0.2	NA	< 0.2	119%	50%	140%	109%	60%	130%	90%	50%	140%
Dibromochloromethane	5635245		<0.1	<0.1	NA	< 0.1	95%	50%	140%	95%	60%	130%	90%	50%	140%
Ethylbenzene	5635245		<0.1	<0.1	NA	< 0.1	82%	50%	140%	94%	60%	130%	87%	50%	140%
1,2-Dichlorobenzene	5635245		<0.1	<0.1	NA	< 0.1	111%	50%	140%	107%	60%	130%	108%	50%	140%
1,4-Dichlorobenzene	5635245		<0.1	<0.1	NA	< 0.1	113%	50%	140%	101%	60%	130%	107%	50%	140%
1,2-Dichloroethane	5635245		<0.20	<0.20	NA	< 0.20	108%	50%	140%	114%	60%	130%	113%	50%	140%
1,2-Dichloroethylene	5635245		<0.0002	<0.0002	NA	< 0.0002	89%	50%	140%	102%	60%	140%	85%	60%	130%
Dichloromethane	5635245		<0.30	<0.30	NA	< 0.30	105%	50%	140%	102%	60%	130%	91%	50%	140%
Monochlorobenzene	5635245		<1.0	<1.0	NA	< 1.0	85%	70%	130%	95%	130%	130%	102%	60%	140%
Tetrachloroethylene	5635245		<0.0001	<0.0001	NA	< 0.0001	96%	50%	140%	84%	60%	130%	110%	50%	140%
Trichloroethylene	5635245		<0.20	<0.20	NA	< 0.20	117%	50%	140%	107%	60%	130%	104%	50%	140%
Toluene	5635245		0.3	0.3	NA	< 0.2	101%	50%	140%	88%	60%	130%	96%	50%	140%
Vinyl Chloride	5635245		<0.17	<0.17	NA	< 0.17	84%	50%	140%	76%	50%	140%	74%	50%	140%
m & p-Xylene	5635245		0.3	0.3	NA	< 0.2	84%	50%	140%	107%	60%	130%	94%	50%	140%
o-Xylene	5635245		0.1	0.1	NA	< 0.1	88%	50%	140%	107%	60%	130%	98%	50%	140%
OP Pesticides (Water)															
Phorate			< 0.5	< 0.5	NA	< 0.5	78%	50%	140%	89%	50%	140%	77%	50%	140%
Dimethoate			< 2.5	< 2.5	NA	< 2.5	89%	50%	140%	90%	50%	140%	78%	50%	140%
Terbufos			< 0.5	< 0.5	NA	< 0.5	90%	50%	140%	94%	50%	140%	83%	50%	140%
Diazinon			< 1	< 1	NA	< 1	94%	50%	140%	97%	50%	140%	86%	50%	140%
Malathion			< 5	< 5	NA	< 5	88%	50%	140%	98%	50%	140%	82%	50%	140%
Chlorpyrifos			< 1	< 1	NA	< 1	93%	50%	140%	88%	50%	140%	89%	50%	140%
Azinphos-methyl			< 2	< 2	NA	< 2	90%	50%	140%	90%	50%	140%	89%	50%	140%
Carbamate Pesticides (Water)															
Carbofuran	1	TW	< 5	< 5	NA	< 5	89%	50%	140%	90%	50%	140%	90%	50%	140%
Carbaryl	1	TW	< 5	< 5	NA	< 5	95%	50%	140%	92%	50%	140%	89%	50%	140%
Diuron	1	TW	< 10	< 10	NA	< 10	79%	50%	140%	88%	50%	140%	101%	50%	140%
Triallate	1	TW	< 1	< 1	NA	< 1	87%	50%	140%	100%	50%	140%	90%	50%	140%
Triazine Pesticides [water]															
Trifluralin			< 1.0	< 1.0	NA	< 1.0	67%	50%	140%	78%	50%	140%	90%	50%	140%
Simazine			< 1.0	< 1.0	NA	< 1.0	78%	50%	140%	75%	50%	140%	88%	50%	140%
Metribuzin			< 0.25	< 0.25	NA	< 0.25	78%	50%	140%	84%	50%	140%	91%	50%	140%

AGAT QUALITY ASSURANCE REPORT (V1)

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Quality Assurance

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Trace Organics Analysis (Continued)

RPT Date: Feb 21, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Prometryne			< 0.25	< 0.25	NA	< 0.25	79%	50%	140%	88%	50%	140%	83%	50%	140%
Metolachlor			< 0.11	< 0.11	NA	< 0.11	89%	50%	140%	80%	50%	140%	86%	50%	140%
Alachlor			< 0.5	< 0.5	NA	< 0.5	97%	50%	140%	90%	50%	140%	89%	50%	140%
Phenoxy Acid Herbicides (Water)															
2,4-D		TW	< 0.5	< 0.5	NA	< 0.5	92%	50%	140%	90%	50%	140%	80%	50%	140%
2,4,5-T		TW	< 0.5	< 0.5	NA	< 0.5	90%	50%	140%	75%	50%	140%	77%	50%	140%
Dicamba		TW	< 0.5	< 0.5	NA	< 0.5	90%	50%	140%	90%	50%	140%	90%	50%	140%
Picloram		TW	< 0.5	< 0.5	NA	< 0.5	94%	50%	140%	85%	50%	140%	79%	50%	140%
Diclofop-methyl		TW	< 0.5	< 0.5	NA	< 0.5	92%	50%	140%	104%	50%	140%	104%	50%	140%
Bromoxynil		TW	< 0.3	< 0.3	NA	< 0.3	95%	50%	140%	87%	50%	140%	NA	50%	140%
MCPA		TW	< 5.0	< 5.0	NA	< 5.0	90%	50%	140%	90%	50%	140%	88%	50%	140%
Haloacetic Acids in Water															
Monobromoacetic Acid	5634686	5634686	1.85	2.01	NA	< 0.5	103%	70%	130%	61%	60%	130%	70%	70%	130%
Monochloroacetic Acid	5634686	5634686	< 0.5	< 0.5	NA	< 0.5	103%	70%	130%	61%	60%	130%	70%	70%	130%
Dichloroacetic Acid	5634686	5634686	5.26	5.48	4.1%	< 0.5	96%	70%	130%	83%	60%	130%	118%	70%	130%
Dibromoacetic Acid	5634686	5634686	< 0.5	< 0.5	NA	< 0.5	104%	70%	130%	78%	60%	130%	86%	70%	130%
Trichloroacetic Acid	5634686	5634686	6.0	6.08	1.3%	< 0.5	93%	70%	130%	73%	60%	130%	86%	70%	130%
Bromochloroacetic Acid	5634686	5634686	1.11	1.23	NA	< 0.5	118%	70%	130%	91%	60%	130%	100%	70%	130%
Chlorophenols by GC-MS (Water)															
2,4,6-Trichlorophenol			< 0.2	< 0.2	NA	< 0.2	78%	50%	140%	89%	50%	140%	89%	50%	140%
2,4-Dichlorophenol			< 0.3	< 0.3	NA	< 0.3	89%	50%	140%	75%	50%	140%	90%	50%	140%
Pentachlorophenol			< 0.5	< 0.5	NA	< 0.5	90%	50%	140%	76%	50%	140%	93%	50%	140%
2,3,4,6-Tetrachlorophenol			< 0.5	< 0.5	NA	< 0.5	90%	50%	140%	78%	50%	140%	83%	50%	140%
Base Neutrals and Acids [Water]															
Benzo(a)pyrene			< 0.01	< 0.01	NA	< 0.01	89%	50%	140%	90%	50%	140%	93%	50%	140%

Comments: When the average of the sample and duplicate results is less than 5x the RDL, the Relative Percent Difference (RPD) will be indicated as Not Applicable (NA).

Certified By:



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Quality Assurance

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Ultra Trace Analysis

RPT Date: Feb 21, 2024			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	
Dioxins and Furans (Water) WHO 2005																
2,3,7,8-Tetra CDD	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	100%	70%	130%	NA	70%	130%	
1,2,3,7,8-Penta CDD	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	103%	70%	130%	NA	70%	130%	
1,2,3,4,7,8-Hexa CDD	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	98%	70%	130%	NA	70%	130%	
1,2,3,6,7,8-Hexa CDD	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	104%	70%	130%	NA	70%	130%	
1,2,3,7,8,9-Hexa CDD	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	98%	70%	130%	NA	70%	130%	
1,2,3,4,6,7,8-Hepta CDD	1	NA	NA	NA	NA	0.4	NA	70%	130%	101%	70%	130%	NA	70%	130%	
Octa CDD	1	NA	NA	NA	NA	0.6	NA	70%	130%	100%	70%	130%	NA	70%	130%	
2,3,7,8-Tetra CDF	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	110%	70%	130%	NA	70%	130%	
1,2,3,7,8-Penta CDF	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	94%	40%	130%	NA	70%	130%	
2,3,4,7,8-Penta CDF	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	99%	70%	130%	NA	70%	130%	
1,2,3,4,7,8-Hexa CDF	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	98%	70%	130%	NA	70%	130%	
1,2,3,6,7,8-Hexa CDF	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	101%	70%	130%	NA	70%	130%	
2,3,4,6,7,8-Hexa CDF	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	102%	70%	130%	NA	70%	130%	
1,2,3,7,8,9-Hexa CDF	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	99%	70%	130%	NA	70%	130%	
1,2,3,4,6,7,8-Hepta CDF	1	NA	NA	NA	NA	0.2	NA	70%	130%	105%	70%	130%	NA	70%	130%	
1,2,3,4,7,8,9-Hepta CDF	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	115%	70%	130%	NA	70%	130%	
Octa CDF	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	95%	70%	130%	NA	70%	130%	
13C-2,3,7,8-TCDF	1	NA	NA	NA	0.0%	75	NA	30%	140%	81%	30%	140%	NA	30%	140%	
13C-1,2,3,7,8-PeCDF	1	NA	NA	NA	0.0%	89	NA	30%	140%	95%	30%	140%	NA	30%	140%	
13C-2,3,4,7,8-PeCDF	1	NA	NA	NA	0.0%	87	NA	30%	140%	89%	30%	140%	NA	30%	140%	
13C-1,2,3,4,7,8-HxCDF	1	NA	NA	NA	0.0%	88	NA	30%	140%	91%	30%	140%	NA	30%	140%	
13C-1,2,3,6,7,8-HxCDF	1	NA	NA	NA	0.0%	91	NA	30%	140%	93%	30%	140%	NA	30%	140%	
13C-2,3,4,6,7,8-HxCDF	1	NA	NA	NA	0.0%	87	NA	30%	140%	92%	30%	140%	NA	30%	140%	
13C-1,2,3,7,8,9-HxCDF	1	NA	NA	NA	0.0%	87	NA	30%	140%	89%	30%	140%	NA	30%	140%	
13C-1,2,3,4,6,7,8-HpCDF	1	NA	NA	NA	0.0%	85	NA	30%	140%	85%	30%	140%	NA	30%	140%	
13C-1,2,3,4,7,8,9-HpCDF	1	NA	NA	NA	0.0%	77	NA	30%	140%	71%	30%	140%	NA	30%	140%	
13C-2,3,7,8-TCDD	1	NA	NA	NA	0.0%	80	NA	30%	140%	86%	30%	140%	NA	30%	140%	
13C-1,2,3,7,8-PeCDD	1	NA	NA	NA	0.0%	90	NA	30%	140%	88%	30%	140%	NA	30%	140%	
13C-1,2,3,4,7,8-HxCDD	1	NA	NA	NA	0.0%	92	NA	30%	140%	97%	30%	140%	NA	30%	140%	
13C-1,2,3,6,7,8-HxCDD	1	NA	NA	NA	0.0%	89	NA	30%	140%	93%	30%	140%	NA	30%	140%	
13C-1,2,3,4,6,7,8-HpCDD	1	NA	NA	NA	0.0%	90	NA	30%	140%	88%	30%	140%	NA	30%	140%	
13C-OCDD	1	NA	NA	NA	0.0%	82	NA	30%	140%	84%	30%	140%	NA	30%	140%	

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Quality Assurance

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Ultra Trace Analysis (Continued)

RPT Date: Feb 21, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE				
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

Comments: NA : Non applicable.

If the RPD value is NA, the results of the duplicates are under 5X the RDL and will not be calculated.

NA as the percentage of recovery for the matrix spike indicates that the result is not provided due to the heterogeneity of the sample or the spiked analyte concentration was lower than the matrix contribution.

NA in the spike blank or CRM indicates that it is not required by the procedure.

Presence of a small contamination in the method blank. The method blank has been subtracted from the samples.

Certified By: _____



[Signature]



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AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Water Analysis														
RPT Date: Feb 21, 2024			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE		MATRIX SPIKE	
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits
							Lower	Upper	Lower		Upper	Lower		Upper

Total Metals in Water (including Sodium) (mg/L)															
Total Aluminum	5644257		0.222	0.240	7.8%	< 0.010	94%	70%	130%	94%	80%	120%	94%	70%	130%
Total Antimony	5644257		<0.003	<0.003	NA	< 0.003	105%	70%	130%	108%	80%	120%	106%	70%	130%
Total Arsenic	5644257		<0.003	<0.003	NA	< 0.003	98%	70%	130%	98%	80%	120%	94%	70%	130%
Total Barium	5644257		0.130	0.133	2.3%	< 0.002	101%	70%	130%	109%	80%	120%	112%	70%	130%
Total Boron	5644257		0.439	0.436	0.7%	< 0.010	107%	70%	130%	110%	80%	120%	99%	70%	130%
Total Cadmium	5644257		0.0001	0.0006	NA	< 0.0001	99%	70%	130%	97%	80%	120%	90%	70%	130%
Total Chromium	5644257		<0.003	<0.003	NA	< 0.003	98%	70%	130%	92%	80%	120%	83%	70%	130%
Total Copper	5644257		0.007	0.012	NA	< 0.002	99%	70%	130%	91%	80%	120%	78%	70%	130%
Total Iron	5644257		4.11	4.74	14.2%	< 0.050	103%	70%	130%	100%	80%	120%	95%	70%	130%
Total Lead	5644257		0.0085	0.0090	5.7%	< 0.0005	97%	70%	130%	99%	80%	120%	89%	70%	130%
Total Manganese	5644257		0.470	0.527	11.4%	< 0.002	94%	70%	130%	92%	80%	120%	89%	70%	130%
Total Selenium	5644257		0.002	0.002	NA	< 0.002	101%	70%	130%	87%	80%	120%	92%	70%	130%
Total Uranium	5644257		0.0022	0.0023	NA	< 0.0005	98%	70%	130%	109%	80%	120%	102%	70%	130%
Total Zinc	5644257		0.025	<0.020	NA	< 0.020	98%	70%	130%	82%	80%	120%	86%	70%	130%
Total Mercury	5634668		<0.0001	<0.0001	NA	< 0.0001	103%	70%	130%	102%	80%	120%	92%	70%	130%
Total Sodium	5644257		75.3	82.3	8.9%	< 0.10	101%	70%	130%	108%	80%	120%	113%	70%	130%
(Water) Inorganic Chemistry															
Alkalinity (as CaCO3)	5634767		80	81	1.2%	< 5	105%	80%	120%						
pH	5634767		6.49	6.60	1.7%	NA	99%	90%	110%						
Total Dissolved Solids	5634769		124	122	1.6%	< 10	90%	80%	120%						
Turbidity	5634767		0.9	<0.5	NA	< 0.5	89%	80%	120%						
Dissolved Organic Carbon	5637427		3.1	3.1	0.0%	< 0.5	92%	90%	110%	96%	90%	110%	91%	80%	120%
True Colour	5630894		13.2	13.3	0.8%	< 2.5	104%	90%	110%						
Cyanide, WAD	5639107		<0.002	<0.002	NA	< 0.002	105%	70%	130%	102%	80%	120%	110%	70%	130%
Fluoride	5634016		<0.05	<0.05	NA	< 0.05	105%	70%	130%	104%	80%	120%	95%	70%	130%
Nitrate as N	5634016		16.9	17.4	2.9%	< 0.05	91%	70%	130%	98%	80%	120%	83%	70%	130%
Nitrite as N	5634016		<0.05	<0.05	NA	< 0.05	92%	70%	130%	86%	80%	120%	77%	70%	130%
Chloride	5634016		38.7	40.2	3.8%	< 0.10	94%	70%	130%	102%	80%	120%	99%	70%	130%
Sulphate	5634016		224	231	3.1%	< 0.10	92%	70%	130%	100%	80%	120%	NA	70%	130%
Sulphide	5659047		<0.01	<0.01	NA	< 0.01	98%	90%	110%	101%	90%	110%	98%	80%	120%

Comments: NA signifies Not Applicable.
 Duplicate NA: results are under 5X the RDL and will not be calculated.
 Matrix spike NA: Spike level < native concentration. Matrix spike acceptance limits do not apply and are not calculated.


Certified By: _____

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

ATTENTION TO: Allan Rodie

RPT Date: Feb 21, 2024		REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Sample Id	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
			Lower	Upper		Lower	Upper		Lower	Upper
Volatile Organic Compounds in Water										
Monochlorobenzene		85%	70%	130%	95%	130%	130%	102%	60%	140%

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Method Summary

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AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Microbiology Analysis			
Fecal Coliform	MIC-93-7000	SM 9222 D	MF/INCUBATOR
Heterotrophic Plate Count	MIC-93- 7020	SM 9215 C	INCUBATOR
Escherichia coli - DC Agar	MIC-93-7010	MOE Method E3407	MF/INCUBATOR
Total Coliforms - DC Agar	MIC-93-7010	EPA 1604	MF/INCUBATOR
Background Colony Count - DC Agar	MIC-93-7010	MOE Method E3407	MF-Incubator



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AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Benzo(a)pyrene	ORG-91-5114	modified from EPA 3510C, 8270E & ON MOECC E3265	GC/MS
2-Fluorophenol	ORG-91-5114	modified from EPA 3510C, 8270E & ON MOECC E3265	GC/MS
phenol-d6 surrogate	ORG-91-5114	modified from EPA 3510C, 8270E & ON MOECC E3265	GC/MS
2,4,6-Tribromophenol	ORG-91-5114	modified from EPA 3510C, 8270E & ON MOECC E3265	GC/MS
Chrysene-d12	ORG-91-5114	modified from EPA 3510C, 8270E & ON MOECC E3265	GC/MS
Sediment			N/A
Carbofuran	ORG-91-5101	EPA 632 531.1 & MOE E3158	HPLC
Carbaryl	ORG-91-5101	EPA 632 531.1 & MOE E3158	HPLC
Diuron	ORG-91-5101	EPA 632 531.1 & MOE E3158	HPLC
Triallate	ORG-91-5101	EPA 632 531.1 & MOE E3158	HPLC
2,4,6-Trichlorophenol	ORG-91-5114	modified from EPA 3510C, 8270E & ON MOECC E3265	GC/MS
2,4-Dichlorophenol	ORG-91-5114	modified from EPA 3510C, 8270E & ON MOECC E3265	GC/MS
Pentachlorophenol	ORG-91-5114	modified from EPA 3510C, 8270E & ON MOECC E3265	GC/MS
2,3,4,6-Tetrachlorophenol	ORG-91-5114	modified from EPA 3510C, 8270E & ON MOECC E3265	GC/MS
Diquat	ORG-91-5102	EPA 549.1	HPLC
Paraquat	ORG-91-5102	EPA 549.1	HPLC
Monobromoacetic Acid	ORG-91-5121	EPA 552.3	GC ECD
Monochloroacetic Acid	ORG-91-5121	EPA 552.3	GC ECD
Dichloroacetic Acid	ORG-91-5121	EPA 552.3	GC ECD
Dibromoacetic Acid	ORG-91-5121	EPA 552.3	GC ECD
Trichloroacetic Acid	ORG-91-5121	EPA 552.3	GC ECD
Haloacetic Acids (HAA5)	ORG-91-5121	EPA 552.3	GC ECD
Bromochloroacetic Acid	ORG-91-5121	EPA 552.3	GC/ECD
2-Bromopropionic Acid	ORG-91-5121	EPA 552.3	GC/ECD
Phorate	ORG-91-5103	modified from EPA SW-846 3510C, 8141B & 8270E	GC/MS
Dimethoate	ORG-91-5103	modified from EPA SW-846 3510C, 8141B & 8270E	GC/MS
Terbufos	ORG-91-5103	modified from EPA SW-846 3510C, 8141B & 8270E	GC/MS
Diazinon	ORG-91-5103	modified from EPA SW-846 3510C, 8141B & 8270E	GC/MS
Malathion	ORG-91-5103	modified from EPA SW-846 3510C, 8141B & 8270E	GC/MS
Chlorpyrifos	ORG-91-5103	modified from EPA SW-846 3510C, 8141B & 8270E	GC/MS
Azinphos-methyl	ORG-91-5103	modified from EPA SW-846 3510C, 8141B & 8270E	GC/MS
Triphenyl phosphate (surr)	ORG-91-5103	modified from EPA SW-846 3510C, 8141B & 8270E	GC/MS
2,4-D	ORG-91-5110	modified from EPA 515.2, EPA SW-846 8151A	GC/ECD
2,4,5-T	ORG 5510	EPA SW846 8151A	GC/ECD



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Method Summary

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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Dicamba	ORG-91-5110	modified from EPA 515.2, EPA SW-846 8151A	GC/ECD
Picloram	ORG-91-5110	modified from EPA 515.2, EPA SW-846 8151A	GC/ECD
Diclofop-methyl	ORG-91-5110	modified from EPA 515.2, EPA SW-846 8151A	GC/ECD
Bromoxynil	ORG-91-5110	modified from EPA 515.2, EPA SW-846 8151A	GC/ECD
MCPA	ORG-91-5110	modified from EPA 515.2, EPA SW-846 8151A	GC/ECD
DCAA	ORG-91-5110	EPA SW-846 8151	GC/ECD
PCBs	ORG-91-5112	EPA SW-846 3510 & 8082	GC/ECD
Decachlorobiphenyl	ORG-91-5112	EPA SW-846 3510 & 8082	GC/ECD
Trifluralin	ORG-91-5104	EPA SW-846 3510C, 8270D & MOE E3121	GC/MS
Simazine	ORG-91-5104	EPA SW-846 3510C, 8270D & MOE E3121	GC/MS
Metribuzin	ORG-91-5104	EPA SW-846 3510C, 8270D & MOE E3121	GC/MS
Prometryne	ORG-91-5104	EPA SW-846 3510C, 8270D & MOE E3121	GC/MS
Metolachlor	ORG-91-5104	EPA SW-846 3510C, 8270D & MOE E3121	GC/MS
Alachlor	ORG-91-5104	EPA SW-846 3510C, 8270D & MOE E3121	GC/MS
Atrazine + N-dealkylated metabolites	ORG 5504	EPA SW-846 3510c & 8270 & MOE E3121	GC/MS
Triphenyl phosphate (surr)	ORG-91-5104	EPA SW-846 3510C, 8270D & MOE E3121	GC/MS
Benzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromoform	VOL 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chloroform	VOL 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Dichloromethane	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Monochlorobenzene		EPA 8260B & EPA 5030B	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS



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PROJECT: 2317- Old Brock Road

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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Vinyl Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
m & p-Xylene	VOL 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
o-Xylene	VOL 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS



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Ultra Trace Analysis			
2,3,7,8-Tetra CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,7,8-Penta CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,7,8-Hexa CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,6,7,8-Hexa CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,7,8,9-Hexa CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,6,7,8-Hepta CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Octa CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
2,3,7,8-Tetra CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,7,8-Penta CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
2,3,4,7,8-Penta CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,7,8-Hexa CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,6,7,8-Hexa CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
2,3,4,6,7,8-Hexa CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,7,8,9-Hexa CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,6,7,8-Hepta CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,7,8,9-Hepta CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Octa CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total Tetra CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total Penta CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total Hexa CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total Hepta CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total PCDDs	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total Tetra CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total Penta CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total Hexa CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total Hepta CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total PCDFs	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC



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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
2,3,7,8-Tetra CDD (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,7,8-Penta CDD (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,7,8-Hexa CDD (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,6,7,8-Hexa CDD (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,7,8,9-Hexa CDD (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,6,7,8-Hepta CDD (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Octa CDD (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
2,3,7,8-Tetra CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,7,8-Penta CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
2,3,4,7,8-Penta CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,7,8-Hexa CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,6,7,8-Hexa CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
2,3,4,6,7,8-Hexa CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,7,8,9-Hexa CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,6,7,8-Hepta CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,7,8,9-Hepta CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Octa CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total PCDDs and PCDFs (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
13C-2,3,7,8-TCDF	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-1,2,3,7,8-PeCDF	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-2,3,4,7,8-PeCDF	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-1,2,3,4,7,8-HxCDF	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-1,2,3,6,7,8-HxCDF	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-2,3,4,6,7,8-HxCDF	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-1,2,3,7,8,9-HxCDF	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-1,2,3,4,6,7,8-HpCDF	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-1,2,3,4,7,8,9-HpCDF	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-2,3,7,8-TCDD	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC



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Method Summary

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AGAT WORK ORDER: 24T119195

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SAMPLING SITE:

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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
13C-1,2,3,7,8-PeCDD	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-1,2,3,4,7,8-HxCDD	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-1,2,3,6,7,8-HxCDD	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-1,2,3,4,6,7,8-HpCDD	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-OCDD	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC



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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Water Analysis			
Alkalinity (as CaCO ₃)	INOR-93-6000	Modified from SM 2320 B	PC TITRATE
pH	INOR-93-6000	modified from SM 4500-H+ B	PC TITRATE
Total Dissolved Solids	INOR-93-6028	modified from EPA 1684, ON MOECC E3139, SM 2540C, D	BALANCE
Turbidity	INOR-93-6000	modified from SM 2130 B	PC TITRATE
Dissolved Organic Carbon	INOR-93-6049	modified from SM 5310 B	SHIMADZU CARBON ANALYZER
True Colour	INOR-93-6074	modified from SM 2120 B	LACHAT FIA
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Fluoride	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
Nitrate as N	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
Nitrite as N	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
Chloride	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
Sulphate	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
Sulphide	INOR-93-6054	modified from SM 4500 S2- D	SPECTROPHOTOMETER
Lab Filtration DOC	SR-78-9001		FILTRATION
Hardness (as CaCO ₃) (Calculated)	MET-93-6105	modified from EPA SW-846 6010C & 200.7 & SM 2340 B	CALCULATION
Total Aluminum	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Antimony	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Arsenic	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Barium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Boron	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Cadmium	MET -93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Chromium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Copper	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Iron	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Lead	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Manganese	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Selenium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Uranium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Zinc	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Mercury	MET-93-6100	modified from EPA 245.2 and SM 3112 B	CVAAS
Total Sodium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP/MS

SGS Canada Inc.

P.O. Box 4300 - 185 Concession St.
 Lakefield - Ontario - KOL 2H0
 Phone: 705-652-2000 FAX: 705-652-6365

27-February-2024

AGAT Laboratories - Mississauga

Attn : Gurleen Nanuan

5835 Coopers Avenue
 Mississauga, ON
 L4Z 1Y2, Canada

Phone: 905-712-5100
 Fax:

Date Rec. : 12 February 2024
LR Report: CA13496-FEB24
Reference: PO#: 219686 - AGAT Job #: 24T119195

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CERTIFICATE OF ANALYSIS

Final Report

Analysis	1: Analysis Start Date	2: Analysis Start Time	3: Analysis Completed Date	4: Analysis Completed Time	5: MAC	6: AO/OG	7: MDL	8: NR W1-5635992
Sample Date & Time								08-Feb-24 15:00
Temperature Upon Receipt [°C]	---	---	---	---	---	---	---	4.0
Bromate [mg/L]	13-Feb-24	08:56	21-Feb-24	13:03	0.01	---	0.005	<0.005
Chlorite [mg/L]	13-Feb-24	08:56	21-Feb-24	13:03	1	---	0.01	<0.01
Chlorate [mg/L]	22-Feb-24	07:59	26-Feb-24	16:45	1	---	0.01	0.02
Nitrosodimethylamine (NDMA) [ug/L]	16-Feb-24	08:40	21-Feb-24	12:59	0.009	---	0.0009	<0.0009
Nitritotriacetic acid (NTA) [mg/L]	20-Feb-24	06:40	22-Feb-24	10:24	0.4	---	0.03	<0.03
Total Kjeldahl Nitrogen (N) [mg/L]	12-Feb-24	22:04	13-Feb-24	10:38	---	---	0.05	< 0.05
Ammonia+Ammonium (N) [mg/L]	13-Feb-24	17:06	14-Feb-24	11:09	---	---	0.04	< 0.04
Organic Nitrogen [mg/L]	12-Feb-24	22:04	14-Feb-24	11:09	---	0.15	0.05	< 0.05
Glyphosate [ug/L]	13-Feb-24	12:35	15-Feb-24	15:24	280	---	1	<1
Methane [L/m3]	13-Feb-24	07:50	13-Feb-24	12:36	---	3	0.02	<0.02
Microcystin (Quantitative) [ug/L]	14-Feb-24	10:25	15-Feb-24	14:45	1.5	---	0.1	<0.1

MAC - Maximum Acceptable Concentration
 AO/OG - Aesthetic Objective / Operational Guideline
 MDL - SGS Method Detection Limit
 NR - Not regulated under applicable Provincial drinking water regulations as per client.

Method Descriptions

Parameter	Description	SGS Method Code	Reference Method Code
Ammonia+Ammonium (N)	NH3+NH4 by Skalar - drinking water to MDL	ME-CA-[ENV]SFA-LAK-AN-007	SM 4500
Bromate	Bromate by Ion Chromatography	ME-CA-[ENV]IC-LAK-AN-006	EPA317
Chlorate	Chlorate by Ion Chromatography	ME-CA-[ENV]IC-LAK-AN-006	EPA317
Chlorite	Chlorite by Ion Chromatography	ME-CA-[ENV]IC-LAK-AN-006	EPA317
Glyphosate	Glyphosate by Ion Chromatography	ME-CA-[ENV]IC-LAK-AN-003	EPA547
Methane	Methane wtr	ME-CA-[ENV]GC-LAK-AN-014	In-House
Microcystin (Quantitative)	Microcystin (quantitative using ELISA)	ME-CA-[ENV]MIC-LAK-AN-014	OMOE MCYST-3469
Nitritotriacetic acid (NTA)	NTA wtr	ME-CA-[ENV]GC-LAK-AN-007	In-House
Nitrosodimethylamine (NDMA)	NDMA wtr - low level - 2L	ME-CA-[ENV]IC-LAK-AN-011	EPA 521

SGS Canada Inc.

P.O. Box 4300 - 185 Concession St.
 Lakefield - Ontario - KOL 2H0
 Phone: 705-652-2000 FAX: 705-652-6365

LR Report : CA13496-FEB24

Parameter	Description	SGS Method Code	Reference Method Code
Organic Nitrogen	TKN-NH3 = Org N	calculation	
Total Kjeldahl Nitrogen (N)	Tot. kjeldahl Nitrogen by Skalar - drinking wate	ME-CA-[ENV]SFA-LAK-AN-002	SM 4500-N C/4500-NO3- F

 Kimberley Didsbury
 Project Specialist,
 Environment, Health & Safety

SGS Canada Inc.
P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - KOL 2HO
Phone: 705-652-2000 FAX: 705-652-6365

LR Report : CA13496-FEB24

Quality Control Report

Organic Analysis													
Parameter	Reporting Limit	Unit	Method Blank	Duplicate				LCS / Spike Blank			Matrix Spike / Reference Material		
				Result 1	Result 2	RPD	Acceptance Criteria	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
							%		Low	High		Low	High
<i>Glyphosate - QCBatchID: DIO0287-FEB24</i>													
Glyphosate	1	ug/L	<1			ND	30	102	70	130	112	70	130
<i>Methane - QCBatchID: GCM0172-FEB24</i>													
Methane	0.02	L/m3	< 0.02			ND	30	97	70	130	NSS	70	130
<i>NDMA - QCBatchID: DIO6003-FEB24</i>													
Nitrosodimethylamine (NDMA)	0.0009	ug/L	<0.0009			0.4	30	108	70	130			
<i>NTA - QCBatchID: GCM0261-FEB24</i>													
Nitritotriacetic acid (NTA)	0.03	mg/L	< 0.03			ND	30	112	80	120			
Inorganic Analysis													
Parameter	Reporting Limit	Unit	Method Blank	Duplicate				LCS / Spike Blank			Matrix Spike / Reference Material		
				Result 1	Result 2	RPD	Acceptance Criteria	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
							%		Low	High		Low	High
<i>Ammonia by SFA - QCBatchID: SKA0111-FEB24</i>													
Ammonia+Ammonium (N)	0.04	mg/L	<0.04			ND	10	101	90	110	83	75	125
<i>Disinfection Byproducts by IC - QCBatchID: DIO0277-FEB24</i>													
Bromate	0.005	mg/L	<0.005			ND	20	99	80	120	87	75	125
Chlorite	0.01	mg/L	<0.01			ND	20	96	80	120	105	75	125
<i>Disinfection Byproducts by IC - QCBatchID: DIO0503-FEB24</i>													
Chlorate	0.01	mg/L	<0.01			10	20	92	80	120	79	75	125
<i>Total Nitrogen - QCBatchID: SKA0099-FEB24</i>													
Total Kjeldahl Nitrogen (N)	0.05	mg/L	<0.05			2	10	95	90	110	75	75	125
Microbiological													
Parameter	Method Blank		Duplicate										
<i>Microbiology - QCBatchID: BAC9178-FEB24</i>													
Microcystin (Quantitative)	0.1#<MDL		ND										



Your P.O. #: 219677
Your Project #: 24T119195
Your C.O.C. #: n/a

Attention: Gurleen Nanuan

AGAT Laboratories
5835 Coopers Ave
Mississauga, ON
CANADA L4Z 1Y2

Report Date: 2024/02/29
Report #: R8047613
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C440528

Received: 2024/02/09, 10:37

Sample Matrix: Water
Samples Received: 1

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Gross Alpha and Gross Beta	1	N/A	2024/02/26	BQL SOP-00008	GFPC

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

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Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

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Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.



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Your Project #: 24T119195
Your C.O.C. #: n/a

Attention: Gurleen Nanuan

AGAT Laboratories
5835 Coopers Ave
Mississauga, ON
CANADA L4Z 1Y2

Report Date: 2024/02/29
Report #: R8047613
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CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C440528

Received: 2024/02/09, 10:37

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Mayank Nigam, Project Manager
Email: Mayank.Nigam@bureauveritas.com
Phone# (905) 826-3080

=====
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VERITAS

Bureau Veritas Job #: C440528

Report Date: 2024/02/29

AGAT Laboratories

Client Project #: 24T119195

Your P.O. #: 219677

RESULTS OF ANALYSES OF WATER

Bureau Veritas ID		YIM332		
Sampling Date		2024/02/08 15:00		
COC Number		n/a		
	UNITS	W1 - 5635992	RDL	QC Batch
Gross Alpha	Bq/L	0.20	0.10	9232335
Gross Beta	Bq/L	<0.10	0.10	9232335
RDL = Reportable Detection Limit QC Batch = Quality Control Batch				



**BUREAU
VERITAS**

Bureau Veritas Job #: C440528

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GENERAL COMMENTS

Results relate only to the items tested.



BUREAU
VERITAS

Bureau Veritas Job #: C440528
Report Date: 2024/02/29

AGAT Laboratories
Client Project #: 24T119195
Your P.O. #: 219677

QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
9232335	JK2	Spiked Blank	Gross Alpha	2024/02/26		108	%	60 - 140
			Gross Beta	2024/02/26		87	%	70 - 130
9232335	JK2	Method Blank	Gross Alpha	2024/02/26	<0.10		Bq/L	
			Gross Beta	2024/02/26	<0.10		Bq/L	
9232335	JK2	RPD	Gross Alpha	2024/02/26	NC		%	N/A
			Gross Beta	2024/02/26	NC		%	N/A

N/A = Not Applicable

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).



BUREAU
VERITAS

Bureau Veritas Job #: C440528

Report Date: 2024/02/29

AGAT Laboratories

Client Project #: 24T119195

Your P.O. #: 219677

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

Danish Samad, MSc., C.Chem, Miss.-Kitimat, Laboratory Supervisor

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York-Durham Regional Environmental Laboratory

901 McKay Road
Pickering, ON L1W 3A3
Phone (905)686-0041 Fax (905)686-0664



LABORATORY ANALYSIS REPORT

Work Order #: 118527

Work ID:

REL24-542

Description: 24T119195

Client: AGAT Labs

Report To: Gurleen Nunuan

Profile: AGAT Mississauga

AGAT Labs

Sampled By: Andy Tran

Mississauga, ON

Sample Count: 1

Authorized by: Jennifer Koene-Fenton, Laboratory Superintendent

Analytical Results

Lab ID: 11852701	Sample ID: W1	Criteria: N/A	Date Received: 2/9/2024
Matrix: Water	Location: 5635992 zq		Date Collected: 2/8/2024
Type: Ground Water	Description:		

Parameter	Results	Units	MDL	RDL	DF	Limit	Prepared	Analyzed	C
GEOMIB (RELO-36)									
2,3,6-Trichloroanisole	<5	ng/L	1	5	1		02/09/2024	02/09/2024	
2,4,6-Trichloroanisole	<5	ng/L	1	5	1		02/09/2024	02/09/2024	
2-isobutyl-3-methoxypyrazine	<5	ng/L	0.7	5	1		02/09/2024	02/09/2024	
2-isopropyl-3-methoxypyrazine	<5	ng/L	1	5	1		02/09/2024	02/09/2024	
Geosmin	<2	ng/L	0.9	2	1		02/09/2024	02/09/2024	
MIB (2-methylisoborneol)	<2	ng/L	1	2	1		02/09/2024	02/09/2024	

Report Date: 2/12/2024 4:10:24 PM

Report ID: 118527-5327642

Page 1 of 2

The results pertain to the items tested and apply to the sample as received. This report shall not be reproduced, except in full, without the written consent of York-Durham Regional Environmental Laboratory. All supporting analytical information including measurement uncertainty is available upon request. The statement of conformity is based on simple acceptance, whether the result is within or outside the acceptance limits. The uncertainty is not taken into account in the statement of conformity. The end user is responsible for determining conformity.

Legend: MDL = Method Detection Limit; RDL = Reporting Detection Limit; MU = Measurement Uncertainty; < or ND = Less Than or Non-detect; ^ = Result outside limit; Limit = MAC; DF = Dilution Factor; OG = Operational Guideline; AO = Aesthetic Objective; HC = Health Canada; C = Comment; * = Comment Present



York-Durham Regional Environmental Laboratory

901 McKay Road
Pickering, ON L1W 3A3
Phone (905)686-0041 Fax (905)686-0664



LABORATORY ANALYSIS REPORT

Work Order #: 118527

Work ID:

REL24-542

Page 1 of 1

York-Durham Regional Environmental Laboratory
901 McKay Road, Pickering ON L1W 3A3 Toll Free: 1-877-551-8877 Local: 905-686-0041
Fax: 905-686-0664 Email: rel@durham.ca Web: www.durham.ca

REL24-542

**Non-regulated Water,
Wastewater, Biosolid, Soil
Chain of Custody Form**

Client Information			Invoice To (leave blank if same as Client)			Report to (email address)									
Company Name: AGAT Laboratories			Company:			1) ramnarain@agatlabs.com *									
Facility Name: AGAT Laboratories			Quote #:			2) Nanvan@agatlabs.com *									
Facility Address: 5835 Coopers Avenue, MISS, ON L4Z 1Y2			PO #:			3)									
Facility Contact: Gurleen Nanuan; Neil Ramnarain			Tel: 905-712-5062			4)									
Email: nanuan@agatlabs.com; ramnarain@agatlabs.com			Standard Turnaround Time (TAT) is 10 business days <input type="checkbox"/> RUSH *Rush TAT requires lab approval in advance. Surcharge will apply.			5)									
Project Information (if applicable)															
Description: 24T119195															
Sample(s) Information				Collection				Container			Chlorine		Apply Criteria (Y/N) (*1)		
Lab ID (lab use only)	Field ID	Location/Description/Comment(s)	Matrix	Type	mm-dd-yy	HH:MM	Test Group(s)	Type	Sent	Rec'd	Free	Total			
01	W1	5635992 2-2	W	GW	02-08-24 24-08-02	15:00	Taste and Odour	120mL Amber Glass		1			N		
* See email in LIMS confirming report recipients JC 02/12/24															
Sampled By: Andy Tran						(1) Select One Applicable Criteria Provide Municipality / City / Description									
Retinquished By (Print/Sign): Andy Tran <i>Andy Tran</i>						<input type="checkbox"/> Sanitary Sewer Use By-law <input type="checkbox"/> Storm Sewer Use By-law <input type="checkbox"/> New Water Main <input type="checkbox"/> Other									
Date/Time: 02/09/2024															
LABORATORY USE ONLY															
Delivery Method: Courier <input type="checkbox"/> Drop Off <input checked="" type="checkbox"/> YDREL Pickup <input type="checkbox"/>						118527		Red Date/Time: FEB 9 2024 11:10							
Sorted by: Labeled by: <i>JV</i>						118527		Red By: <i>JV</i>							
Checked by: <i>DO</i> Proofed by:						WO #: 118527		Comments: Received in AGAT amber glass bottle, confirm with Marco JV Feb 09/24							

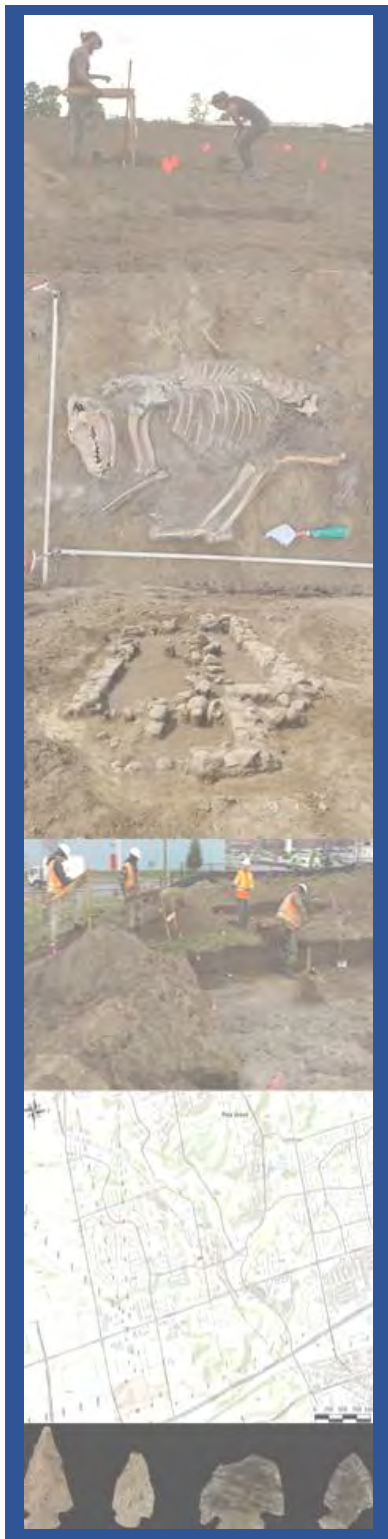
Report Date: 2/12/2024 4:10:24 PM

Report ID: 118527-5327642

Page 2 of 2

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Legend: MDL = Method Detection Limit; RDL = Reporting Detection Limit; MU = Measurement Uncertainty; < or ND = Less Than or Non-detect; ^ = Result outside limit; Limit = MAC; DF = Dilution Factor; OG = Operational Guideline; AO = Aesthetic Objective; HC = Health Canada; C = Comment; * = Comment Present



Stage 3 Archaeological Assessment

AhGx-819 & AhGx-820
394 Old Brock Road
Part of Lot 9, Concession 2
Geographic Township of West Flamborough
City of Hamilton

Prepared for:
Tracy Kowalchuk
394 Old Brock Road
Hamilton, Ontario
L9H 5L4

Licensee: Michael Golloher
PIFs:
P1037-0085-2021
P1037-0091-2021
Original Report



Earthworks Archaeological Services Inc.
2365 Watts Road,
Haliburton, Ontario
K0M 1S0

February 21, 2022

Executive Summary

Earthworks Archaeological Services Inc. was retained to conduct Stage 3 archaeological assessment of Precontact Indigenous archaeological sites AhGx-819 and AhGx-820 located at 394 Old Brock Road, part of Lot 9, Concession 2, Geographic Township of West Flamborough, City of Hamilton, historically part of Wentworth County, Ontario. The assessment was undertaken in support of a future severance application and was conducted as part of the requirements defined in defined in Section 3.4.4. of the *Rural Hamilton Official Plan*, which requires an archaeological assessment to be undertaken when a proposed development, site alteration, or redevelopment of lands has the potential to adversely affect areas of archaeological potential

The study area contains evidence of archaeological potential. The location of the study area in close proximity to AhHa-176, a registered archaeological site, indicates the potential for Pre-Contact Indigenous archaeological material to be identified and recovered. In summary, a Stage 2 archaeological assessment was determined to be required in order to identify and document any archaeological material that may be present. A portion of the study area is a ploughed agricultural field, and as a result, a combined test pit and pedestrian survey was determined to be required.

The Stage 3 archaeological assessments of AhGx-819, and AhGx-820 were conducted between November 5 and November 11, 2021 under professional license P1037, issued to Michael Golloher, M.Sc. (P1037) At no time were weather or lighting conditions detrimental to the observation or recovery of archaeological material

A total of 32 test units were placed and excavated across both sites at a 5 and 10 metre interval based established datum points. Each unit was excavated by hand, into the first five centimetres of subsoil. Depth varied from 20-48 centimetres. Each unit was examined for stratigraphy, cultural features, or evidence of fill, and all soil was screened through wire mesh of 6 millimetre width. As per Section 3.2.2 Standard 7 of the *Standards and Guidelines for Consultant Archaeologists*, one unit in AhGx-820, amounting to 10% of the total number of units, was screened through wire mesh of three millimetre width. All artifacts were retained and recorded by the corresponding grid unit designation. The soil stratigraphy consisted of a silty brown loam topsoil horizon overlaying an orange loam subsoil.

Based on the results of the Stage 3 archaeological assessment, the study area contains an archaeological site that has further cultural heritage value and interest. Therefore, a Stage 4 site specific archaeological mitigation is recommended AhGx-819.

The preferred method of Stage 4 mitigation is through avoidance and protection. Discussions with the proponent determined that the area is not integral to development and can be avoided. As a result, Stage 4 mitigation by avoidance and protection for AhGx-819 is recommended.

The protected area will consist of the site location and an associated 10 metre buffer. If grading or other soil disturbing activities caused by the development project extent to the edge of the area to be avoided, the proponent must erect a temporary barrier around the area to be avoided, and “no go” instructions will be issued to all on-site construction crews, engineers,



architects or others involved in the day-to-day decisions during construction. The location of the area to be avoided will be shown on all contract drawings, and will include explicit instructions to avoid that area.

During grading and other soil disturbing activities, the area to be avoided must be inspected and monitored by a licensed archaeologist to verify the effectiveness of the avoidance strategies. If alteration of the archaeological site is observed at any time during construction, the Ministry of Heritage, Sport, Tourism and Culture Industries must be notified immediately.

After completion of the grading and other soil disturbing activities, the protected area must be inspected, and a report will be required to be submitted to the Ministry on the effectiveness of the strategy in ensuring the area to be avoided remains intact.

No additional archaeological assessments are recommended for AhGx-820.

The Ministry of Heritage, Sport, Tourism and Culture Industries is requested to review this report and provide a letter indicating their satisfaction that the fieldwork and reporting for this archaeological assessment are consistent with the Ministry's 2011 *Standards and Guidelines for Consultant Archaeologists* and the terms and conditions for archaeological licences, and to enter this report into the Ontario Public Register of Archaeological Reports



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Project Personnel

Managing Director:	Anthony Butler, M.Sc. (P310)
Project Manager:	Shane McCartney, M.A. (P321)
Licensed Archaeologist:	Michael Golloher, M.Sc. (P1037)
Licensed Field Director:	Justina Zivic, M.Sc. (R1312)
Field Technicians:	Kelsea Dawn, GIS(PG) Kia Ohora, B.A. (R1303) Kyle Robinson Jordie Steinmann (A1221)
Artifact Analysis:	Jordie Steinmann (A1221)
Report Production:	Shane McCartney, M.A. (P321)



1.0 Project Context

1.1 Development Context

Earthworks Archaeological Services Inc. (Earthworks) was retained by Tracy Kowalchuck to conduct a Stage 3 archaeological assessment of Precontact Indigenous archaeological sites AhGx-819 and AhGx-820 located at 394 Old Brock Road, part of Lot 9, Concession 2, Geographic Township of West Flamborough, City of Hamilton, historically part of Wentworth County, Ontario (Map 1). The assessment was undertaken in support of a future severance application and was conducted as part of the requirements defined in defined in Section 3.4.4. of the *Rural Hamilton Official Plan*, which requires an archaeological assessment to be undertaken when a proposed development, site alteration, or redevelopment of lands has the potential to adversely affect areas of archaeological potential (City of Hamilton 2019:B.3-11).

The objectives of the Stage 3 archaeological assessment, as outlined by the Ministry of Heritage, Sport, Tourism and Culture Industries' (MHSTCI) *Standards and Guidelines for Consultant Archaeologists* (Government of Ontario 2011), are as follows:

- To determine the extent of AhGx-819 and AhGx-820 and the characteristics of the artifacts
- To collect a representative sample of artifacts
- To assess the cultural heritage value or interest of the archaeological site
- To determine the need for mitigation of development impacts and recommend appropriate strategies and future conservation.

Permission to access the property was provided by the proponent.



1.2 Historic Context

1.2.1 Pre-Contact Indigenous History

Table 1 provides a breakdown of the general culture history of southern Ontario, as based on Ellis and Ferris (1990)

Table 1: Pre-Contact Indigenous Culture History of Southern Ontario

Culture Period	Diagnostic Artifacts	Time Span (Years B.P.)	Detail
Early Paleo-Indian	Fluted Projectile Points	11,000-10,400	Nomadic caribou hunters
Late Paleo-Indian	Hi-Lo, Holcombe, Plano Projectile Points	10,400-10,000	Gradual population increase
Early Archaic	Nettling and Bifurcate Points	10,000-8,000	More localized tool sources
Middle Archaic	Brewerton and Stanly-Neville Projectile Points	8,000-4,500	Re-purposed projectile points and greater amount of endscrapers
Narrow Point Late Archaic	Lamoka and Normanskill Projectile Points	4,000-3,800	Larger site size
Broad Point Late Archaic	Genessee, Adder Orchard Projectile Points	3,800-3,500	Large bifacial tools. First evidence of houses
Small Point Late Archaic	Crawford Knoll, Innes Projectile Points	3,500-3,100	Bow and Arrow Introduction
Terminal Archaic	Hind Projectile Points	3,100-2,950	First evidence of cemeteries
Early Woodland	Meadowood Points, Cache Blades, and pop-eyed birdstones	2,950-2,400	First evidence of Vinette I Pottery
Middle Woodland	Pseudo-scallop shell	2,450-1550	Burial Mounds
	Princess Point pottery	1550-1100	First evidence of corn horticulture
Late Woodland	Levanna Point	1,100-700	Early longhouses
	Saugeen Projectile Points	700-600	Agricultural villages
	Nanticoke Notched Points	600-450	Migrating villages, tribal warfare



1.2.2 Post Contact Indigenous History

The surrounding area enters the historic record in 1626, when Father Daillon, a French missionary, spent three months in the Hamilton region attempting to conclude a trading alliance with the Neutral Confederacy. These negotiations ultimately failed due to opposition from Huron allies (White 1978:409). By 1638, the Neutral had expanded east to the Niagara River in response to a void left by the Wenro migrating to Huronia and the Erie migrating southwest. By the early 1640s, the Neutrals were engaged in large scale warfare with the Assistaeronons to the west while maintaining a neutral stance between the Huron and the League of Five Nations Iroquois. European influence in the region was generally restricted to the beaver pelt trade, and Aboriginal groups practiced a way of life that did not differ significantly from the pre-Contact period. By the late 1640's, the increasing scarcity of beaver pelts prompted the invasion of the Neutral by the League of Five Nations Iroquois. By 1651, the Neutral were destroyed and either moved west out of Ontario or they were absorbed into the League of Five Nations (Trigger 1994:57).

The region appears to have been relatively unpopulated by permanent settlements in the latter half of the seventeenth century, with much of southern Ontario used as a hunting territory by the Iroquois. However, Ojibwa groups previously thought to have settled along the northern shores of Georgian Bay and Lake Superior gradually migrated into southern Ontario, and by the late seventeenth/early eighteenth century the Mississauga had settled in the Hamilton region (Rogers 1978:761).

By 1784, the British government purchased from the Mississauga over a million hectares of land between Lake Ontario and Lake Erie, which became known as the Between the Lakes Purchase (Surtees 1994:102). The Mississauga eventually relocated to the Grand River at New Credit in 1847.

1.2.3 European Settlement History

The study area is located in the historic township of Flamborough, which was first surveyed in 1791 by Augustus Jones following the purchase of the land from the Mississauga, although some lots had already been settled by United Empire Loyalists prior to that point (Winearls 1991:500; Page and Smith 1875:11). Flamborough was divided into East and West townships in 1854 and assigned to Wentworth County following a mid nineteenth century reorganization of the county system. West Flamborough township was notable for the presence of Spencer Creek, which provided power for a number of mills, and the settlement of Crook's Hollow became a major industrial centre in early nineteenth century. Following the establishment of the towns of Dundas and Hamilton, regional economic activity gradually concentrated in these areas and Crook's Hollow fell into decline. The township has remained as a low residential



density agricultural area since that point, and was amalgamated into the City of Hamilton in 2001.

1.2.4 Land Use History of Study Area

The study area is located on Lot 9, Concession 2 in the Geographic Township of West Flamborough, which was first granted to Angus McDonell in 1797, and who sold it to John Green in 1801. Mr. Green was a United Empire Loyalist from New Jersey who had arrived in the Niagara Peninsula in 1796 before moving to West Flamborough Township and becoming a prominent proponent of early regional industry with the establishment of several mills. The Green family owned the property for several decades, gradually selling off parcels. In 1843, a 50 acre parcel that included the current study area was sold to John Marble, who sold it to James Hamilton in 1845 and who subsequently sold it to Orlando Moxley in 1848. The 1851 census lists Orlando Moxley as an American farmer of German origin residing in a one storey log house, having cleared all of his available 50 acres for agriculture (Government of Canada 1853:29,93). The Moxley family is shown as owners of the study area in the 1859 Surtees map of Wentworth County, and subsequent agricultural censuses in 1861 and 1871 also record Orlando Moxley as the owner. Thomas Dunkin was granted a mortgage for the northern section of the study area in 1874, and is listed as the owner in the 1879 *Illustrated Historical Atlas of the County of Wentworth*. The study area remained in the Moxley family until 1887, when it was sold to Joseph Randell. Analysis of historic topographic maps indicate the study area remained as agricultural land throughout the twentieth century through to the present day.

1.2.5 Historic Plaques

As per Section 1, Standard 1.1 of the *Standards and Guidelines for Consultant Archaeologists*, Earthworks consulted local historical plaques in order to inform archaeological potential and assessment strategies. No local plaques were found which related to the history of the current study area.

1.3 Archaeological Context

1.3.1 Current Conditions

The study area consists of an agricultural field with a residential lot in the southern tip.



1.3.2 Natural Environment

The study area is situated within a till moraine of the Norfolk Sand Plain Physiographic Region, a sand and silt plain deposited as a delta in glacial Lakes Whittlesey and Warren and built up during the meltwater discharge of the Grand River as the glaciers withdrew (Chapman and Putnam 1984:154). Surficial geological mapping indicates the study area consists of glaciolacustrine sand, and the soil map of the region indicates the soil of the study area consists of Grimsby Sandy Loam, a water deposited medium and fine sand belonging to the Gray-Brown Podzolic Great Soil Group (Presant et al. 1965:31)

The nearest water source is Spencer Creek, located approximately 600 metres south of the study area. Spencer Creek empties into , which runs through the centre of the study area, and drains into Spencer Creek approximately three kilometres to the southwest, which then empties into Lake Ontario approximately 7 kilometres southeast of the study area.

The study area is located within the Grimsby District of the Lake Ontario – Lake Erie Ecoregion, which itself is situated within the Mixedwood Plains Ecozone. This region encompasses 2,185,845 hectares, and contains a diverse array of flora and fauna. It characterized by a mix of Carolinian forest remnants of tulip-tree, black gum, sycamore, Kentucky coffee-tree, pawpaw, various oaks and hickories, and common hackberry, in addition to the more widespread sugar maple, American beech, white ash, eastern hemlock, and eastern white pine:

Typical mammals inhabiting this ecoregion include white-tailed deer, northern raccoon, striped skunk, and the Virginia opossum which has increased its distribution and abundance since the latter half of the 20th century. Characteristic birds include green heron, Virginia rail, Cooper's hawk, eastern kingbird, willow flycatcher, brown thrasher, yellow warbler, common yellowthroat, northern cardinal, and savannah sparrow. Wild turkey has been re-introduced into the ecoregion. Herpetofauna, is diverse, including several provincially rare species (e.g., spiny softshell turtle), as well as more frequent species such as eastern red-backed salamander, American toad, eastern gartersnake, and Midland painted turtle. Longnose gar, channel catfish, smallmouth bass, yellow perch, walleye, northern hogsucker, banded killifish, and spottail shiner are among the fish species found in the lakes and rivers in this ecoregion.

Crins et al. 2009:52

1.3.3 Known Archaeological Sites

A search of registered archaeological sites within the MHSTCI Archaeological Sites Database was conducted. A total of 30 registered archaeological sites were located within one kilometre of the study area, and AhHa-176 located within 300 metres of the study area. A summary of archaeological sites is included in Table 2.



Table 2: Summary of Registered Archaeological Sites located within one kilometre of Study Area

Borden Number	Site Name	Time Period	Affinity	Site Type
Archaeological Sites Located within Boundary of Study Area				
AhGx-818		Pre-Contact	Aboriginal	scatter
AhGx-819		Archaic, Middle	Aboriginal	camp / campsite
AhGx-820		Archaic, Early	Aboriginal	findspot
AhGx-821		Pre-Contact	Aboriginal	scatter
AhGx-822		Pre-Contact	Aboriginal	scatter
AhGx-823		Pre-Contact	Aboriginal	scatter
AhGx-824		Archaic, Late	Aboriginal	findspot
Archaeological Sites Located within 300 metres of Study Area				
AhHa-176		Pre-Contact	Aboriginal	findspot
Remaining Archaeological Sites Located within 1 kilometre of Study Area				
AhGx-393	Greenworld	Pre-Contact	Aboriginal	findspot
AhGx-394		Pre-Contact	Aboriginal	Othercamp/campsite
AhGx-631		Pre-Contact	Aboriginal	findspot
AhGx-691	Coulson Site	Post-Contact		homestead
AhGx-692	AhGx-692-P2	Archaic, Late	Aboriginal	findspot
AhGx-693		Archaic, Middle, Woodland, Early		scatter
AhGx-694	AhGx-694-P4			



Borden Number	Site Name	Time Period	Affinity	Site Type
AhGx-695	AhGx-695-P5	Woodland, Middle	Aboriginal	findspot
AhGx-696		Pre-Contact		scatter
AhGx-732		Post-Contact	Euro-Canadian	hamlet
AhGx-766	Location 1	Post-Contact, Pre-Contact	Aboriginal, Euro-Canadian	Unknown, scatter
AhGx-767	Location 2	Pre-Contact	Aboriginal	scatter
AhGx-768	Location 3	Pre-Contact	Aboriginal	scatter
AhGx-769	Location 6	Pre-Contact	Aboriginal	scatter
AhGx-770	Filman	Post-Contact	Euro-Canadian	farmstead
AhHa-122	Darnley Mill	Post-Contact	Euro-Canadian	mill
AhHa-175	John Green	Post-Contact	Euro-Canadian	cabin
AhHa-249	Ripani 1	Post-Contact	Euro-Canadian	residential
AhHa-250	Ripani 2	Archaic, Middle	Aboriginal	camp / campsite
AhHa-251	Ripani 4	Pre-Contact	Aboriginal	scatter
AhHa-252	Ripani 6	Pre-Contact	Aboriginal	camp / campsite
AhHa-253	Ripani 8	Archaic, Early	Aboriginal	scatter



1.3.4 Previous Archaeological Assessments

The study area was subject to a Stage 1 & 2 archaeological assessment by Earthworks in 2021 under PIF #: P321-0262-2021. A combined Stage 2 pedestrian and test pit survey was undertaken, resulting in the identification of 13 Pre-Contact Indigenous archaeological site locations. Archaeological sites AhGx-819 and AhGx-820 were recommended for a Stage 3 archaeological assessment. The recommendations are cited in full below:

The Stage 3 site-specific assessments of AhGx-819 and AhGx-820 will consist of the excavation of one metre test units placed on a 5 metre grid established over the sites, and based on a permanent datum to at least the accuracy of transit and tape measurements. Placing test units in unmeasured, estimated locations will not be acceptable. Additional test units, amounting to 20% of the grid unit total will be placed and excavated, focusing on areas of interest within the site extent.

Test units will be excavated by hand, in systematic levels into the first 5 centimetres of the subsoil layer, unless excavation uncovers a cultural feature. If test excavation uncovers a feature, the feature's plan will be recorded, and geotextile fabric will be placed over the unit floor prior to backfilling the test unit.

All excavated soil will be screened through mesh with an aperture of no greater than 6 millimetres, and all artifacts will be collected and recorded according to their corresponding grid unit designation. As per Section 3.2.2 Standard 7 of the Standards and Guidelines for Consultant Archaeologists, 20% of the total number of units required for AhGx-820 will need to be screened through wire mesh of 3 millimetre width.

(Earthworks 2021:19)

1.3.5 Adjacent Archaeological Assessments

The lot immediately to the west was subject to a number of archaeological assessments as part of a development of an estate subdivision. It was subject to a Stage 2 archaeological survey in 1997 by Material Culture Management Inc. under PIF #:97-052, who identified 15 isolated find spots and two historic Euro-Canadian scatters. The first scatter was considered late historic and not recommended for further assessment. The second site was registered as the John Green Site (AhHa-175) and identified as a mid-nineteenth century homestead and recommended for additional assessment (MCMI 1997:7).

In July 2014 a Controlled Surface Plot (CSP) was conducted at the John Green Site (AhHa-175) site by New Directions Archaeology Ltd Under PIF #: P018-0682-2014. This resulted in the recovery of 191 artifacts from 113 locations across the site. The surface area of AhHa-175 was



measured as 35m north-south by 75m east-west. The artifacts recovered were dominated by foodways artifacts - mainly ceramics but also a small amount of architectural debris such as glass and brick, one piece of mammal bone and a small number of clay pipe fragments.

Ceramics included fine earthenware, porcelain, refined white earthenware (RWE), vitrified white earthenware, coarse or red earthenware, stoneware and yellow ware. Decorative patterns on RWE included: edged, impressed, painted in early and late palettes, sponged and transfer printed in blue black, red and violet (NDA 2014).

In April 2015, a test unit excavation of the John Green Site (AhHa-175) site was conducted by Detritus Consulting Ltd. Under PIF #: P017-0362-2015 A total of 16 grid units were excavated at 10 metre intervals across the surface scatter, with an additional 10 units excavated in areas of interest as infill. These excavations resulted in the recovery of 517 historic Euro-Canadian artifacts and was dominated by refined white earthenware. An analysis of the artifacts from the site yielded a date of 1852, and there was sufficient cultural heritage value and interest to recommend for Stage 4 mitigation (Detritus Consulting 2015:23-24)

In June and July of 2015, a Stage 4 mitigation of the John Green Site (AhHa-175) was undertaken by Earthworks under PIF #: P310-0080-2015. A total of 35 units were block excavated, followed by mechanical topsoil removal. A total of 2254 artifacts were recovered, and 4 subsurface cultural features were identified, recorded and excavated. Excavations resulted in the conclusion that the John Green Site (AhHa-175) was associated with a structure documented in the 1875 *Illustrated Historical Atlas of Wentworth County* and owned by Frances Morden, with the artifact date range suggesting a log cabin that dated to the 1840s (Earthworks 2015).



2.0 Field Methods

The Stage 3 archaeological assessments of AhGx-819, and AhGx-820 were conducted between November 5 and November 11, 2021 under professional license P1037, issued to Michael Golloher, M.Sc. Table 3 provides a summary of Stage 3 field work conducted. The weather at the time was a mix of sun and cloud and warm. At no time were weather or lighting conditions detrimental to the observation or recovery of archaeological material. Test unit excavation followed the recommendations of the Stage 2 report cited in Section 1.3.4.

Table 3: Summary of Archaeological Fieldwork Dates

Date of Stage 3 Test Unit Excavation	PIF Number	Site
November 5, 2021	P1037-0085-2021	AhGx-820
November 9, 2021	P1037-0091-2021	AhGx-819
November 10, 2021	P1037-0091-2021	AhGx-819
November 11, 2021	P1037-0091-2021	AhGx-819

2.1 AhGx-819

Following the relocation of the surface scatter using GPS coordinates, permanent datum points were established for AhGx-819, oriented along the western boundary of the site area.

A network of five by five metre grid blocks were established across the extent of the site as determined by the extent of the surface scatter. The grid squares are referred to by the intersection coordinates of their southwest corner. Each five metre block was further subdivided into 25 one metre sub-squares and labelled sub-square 1 to 25 based on their position in relation to the southwest corner of the block. GPS UTM coordinates were recorded employing the North American Datum 83 using a Trimble Catalyst GPS unit with a sub-precision RTK subscription that allowed for a stated accuracy of 1-2 centimetres.

A total of 15 test units were placed and excavated across the site at a 10 metre interval based on the datum points (Images 1 and 2). Preliminary analysis of the recovered artifacts clearly indicated that the level of cultural heritage value or interest of the site would result in a recommendation to proceed to Stage 4 mitigation. As a result, the field work strategy was altered to follow the appropriate test unit excavation strategy in Table 3.1 of the *Standards and Guidelines for Consultant Archaeologists*, and an additional nine test units, amounting to more than 40% of the grid unit total, were placed within the areas of interest or high artifact concentration

Each unit was excavated by hand, into the first five centimetres of subsoil (Images 3 and 4). Depth varied from 20-48 centimetres. Each unit was examined for stratigraphy, cultural features, or evidence of fill, and all soil was screened through wire mesh of six millimetre width. All artifacts were retained and recorded by the corresponding grid unit designation. The soil stratigraphy consisted of a silty brown clay topsoil horizon overlaying a reddish clay subsoil

The results of the Stage 3 archaeological assessment of AhGx-819 are presented in Map 2.



2.2 AhGx-820

Following the relocation of the surface scatter using GPS coordinates, permanent datum points were established for AhGx-820, oriented along the western boundary of the site area.

A network of five by five metre grid blocks were established across the extent of the site as determined by the extent of the surface scatter. The grid squares are referred to by the intersection coordinates of their southwest corner. Each five metre block was further subdivided into 25 one metre sub-squares and labelled sub-square 1 to 25 based on their position in relation to the southwest corner of the block. GPS UTM coordinates were recorded employing the North American Datum 83 using a Trimble Catalyst GPS unit with a sub-precision RTK subscription that allowed for a stated accuracy of 1-2 centimetres.

A total of six test units were placed and excavated across the site at a 5 metre interval based on the datum points (Images 5 and 6). An additional two test units, amounting to more than 20% of the grid unit total, were placed within the areas of interest or high artifact concentration

Each unit was excavated by hand, into the first five centimetres of subsoil (Images 7 and 8). Depth varied from 27-35 centimetres. Each unit was examined for stratigraphy, cultural features, or evidence of fill, and all soil was screened through wire mesh of 6 millimetre width. As per Section 3.2.2 Standard 7 of the *Standards and Guidelines for Consultant Archaeologists*, one unit, amounting to 10% of the total number of units, was screened through wire mesh of three millimetre width. All artifacts were retained and recorded by the corresponding grid unit designation. The soil stratigraphy consisted of a silty brown loam topsoil horizon overlaying an orange loam subsoil.

The results of the Stage 3 archaeological assessment of AhGx-820 are presented in Map 3.



3.0 Record of Finds

Table 4 provides an inventory of the documentary record generated in the field.

Table 4: Information Inventory of Documentary Record

Document	Location	Description
Field Notes	Earthworks Office Project File	2 pages of notes
Photographs	Earthworks Office Project File	28 digital photographs,
Field Map	Earthworks Office Project File	2 pages
UTM Coordinates	Earthworks Office Digital File	4 Coordinates in excel file

The recovered artifacts were washed, catalogued, and analyzed and are currently stored in one banker's box, measuring 40.0 x 31.5 x 25 centimetres at the Earthworks Corporate Storage Unit. The artifacts and documents will be stored by Earthworks until arrangements can be made to transfer them to an MHSTCI approved storage facility.

The Parks Canada's *Database Artifact Inventory Guide* was used as a template during the cataloguing phase of artifact analysis and was modified accordingly. This guide classifies artifacts according to specific functional classes, subgroups, and types. Classes are intended to reflect related behaviour and general function-related activities. For example, Classes used include "Foodways" and include artifacts related to all aspects of food preparation, storage and consumption. Likewise, the "Architectural" class is a catch-all category for items such as brick, nails, window glass, etc. These Classes are further subdivided into Groups reflecting more specialized activities. The "Architectural" class, for example, includes groups such as construction materials, nails and window glass. Groups are then further refined into "Types", defined by attributes that are either functionally or temporally diagnostic, and so on. By classifying archaeological material in this manner, general trends can be discerned concerning on how an area was used in the past. Lithic analysis was modelled on established morphological classification systems (Andrefsky 2005; Fisher 1989), and lithic material types were identified through the use of a low-powered stereo microscope at 40 times magnification in conjunction with macroscopic analysis. A sample of artifacts recovered from the Stage 2 survey are presented in Images 9 and 10.



3.1 Terms of Reference

This section provides definitions of the artifact terms utilized in the site artifact catalogues and descriptions.

3.1.1 *Lithic Artifact Categories*

Informal Lithic Tool: Improved tools manufactured from expedient lithic material. Includes utilized flakes, wedges, flake burins, spurs, cores, non-diagnostic bifaces and unifaces etc.

Lithic Debitage: Represents the waste material that is discarded during the manufacture of lithic tools such as projectile points or bifaces, and can be divided into subcategories based on the lithic reduction stage:

Tertiary Flakes: representing a switch from decortication to biface thinning, these flakes are represented by small striking platforms at a 90 degree angle, with no cortex present and a large amount of dorsal scarring.

Biface thinning flakes are smaller and much thinner than initial tertiary flakes, the main difference being the acute angle of the striking platform, which can be between 40 and 60 degrees.

Flake Fragment: this is assigned to a piece of debitage that does not contain the proximal end of the flake and is missing the striking platform.

Shatter: usually consists of thick, blocky pieces of chert which lack striking platforms and ventral flake surface attributes.

3.1.2 *Lithic Material Types*

Ancaster chert: a moderate quality chert that outcrops from the Lockport Formation near Hamilton, with secondary deposits found as far east as Grimsby (Eley and von Bitter 1989).

Haldimand chert: a relatively high quality chert found within the Bois Blanc Formation which is located underneath the Onondaga Escarpment between Dunnville and Hagersville (Eley and von Bitter 1989; Fox 2009; Telford and Tarrant 1975).

Onondaga chert: a high quality chert that forms part of the Onondaga Formation, and outcrops along the north shore of Lake Erie and along the Onondaga Escarpment between Cayuga and Hagersville (Telford and Tarrant 1975). This material can also be recovered from secondary, glacial deposits across much of southwestern Ontario (Eley and von Bitter 1989; Fox 2009:361-362).



3.2 AhGx-819

The Stage 3 assessment of AhGx-819 resulted in the recovery of 216 Pre-Contact Indigenous artifacts and one faunal element from test unit excavations. Table 5 provides a summary of artifacts recovered

Table 5: Summary of Artifacts recovered from AhGx-819

Artifact Class	Artifact Group	Artifact Type	Lithic Material Type	Freq.	%	
Indigenous	Informal Lithic Tool	<i>Core</i>	Ancaster Chert	1	0.46	
		<i>Utilized Flake</i>	Onondaga Chert	1	0.46	
	Subtotal				2	0.92
	Lithic Debitage	<i>Tertiary Flake</i>	Ancaster Chert	18	8.29	
			Burnt Ancaster Chert	1	0.46	
		<i>Biface Thinning Flake</i>	Onondaga Chert	8	3.69	
			Ancaster Chert	6	2.76	
		<i>Shatter</i>	Ancaster Chert	1	0.46	
		<i>Flake Fragment</i>	Onondaga Chert	14	6.45	
			Burnt Onondaga Chert	2	0.92	
			Ancaster Chert	162	74.65	
	Burnt Ancaster Chert		1	0.46		
		Haldimand Chert	1	0.46		
	Subtotal				214	98.62
TOTAL				221	101.84	
Faunal	Bone	<i>Mammalian, Long Bone Fragment</i>		1	0.46	
TOTAL				1	0.46	
GRAND TOTAL				217	100.00	

3.3 AhGx-820

The Stage 3 assessment of AhGx-820 resulted in the recovery of 23 Pre-Contact Indigenous artifacts. Table 6 provides a summary of artifacts recovered

Table 6: Summary of Artifacts recovered from AhGx-820

Artifact Class	Artifact Group	Artifact Type	Lithic Material Type	Freq.	%
Indigenous	Lithic Debitage	<i>Tertiary Flake</i>	Ancaster Chert	2	8.70
		<i>Biface Thinning Flake</i>	Onondaga Chert	1	4.35
		<i>Flake Fragment</i>	Onondaga Chert	2	8.70
	Ancaster Chert		18	78.26	
Subtotal				23	100.00
TOTAL				23	100.00



3.4 Artifact Catalogues

Table 7: AhGx-819 Stage 3 Artifact Catalogue

Cat. #	Easting	Northing	Sub-unit	Context (TS/SS/LOT)	Depth (cm)	Artifact Class	Artifact Group	Artifact Type	Lithic Material Type	Freq.	Comment
1	315	495	1	1	0-30	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	8	
2	315	495	1	1	0-18	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	2	
3	325	500	1	1	0-18	Indigenous	Lithic Debitage	Biface Thinning Flake	Ancaster Chert	1	
4	325	500	1	1	0-18	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	9	
5	325	500	1	1	0-18	Indigenous	Lithic Debitage	Biface Thinning Flake	Onondaga Chert	2	
6	320	510	1	1	0-22	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	3	
7	320	510	1	1	0-22	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
8	300	500	1	1	0-15	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	
9	300	500	1	1	0-15	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
10	310	510	1	1	0-18	Indigenous	Lithic Debitage	Biface Thinning Flake	Ancaster Chert	1	
11	310	510	1	1	0-18	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	
12	310	510	1	1	0-18	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
13	315	490	1	1	0-23	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	12	
14	315	490	1	1	0-23	Indigenous	Lithic Debitage	Tertiary Flake	Burnt Ancaster Chert	1	
15	320	495	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	10	
16	320	495	1	1	0-25	Indigenous	Lithic Debitage	Biface Thinning Flake	Ancaster Chert	1	
17	320	495	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Burnt Onondaga Chert	1	
18	320	495	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	2	
19	330	500	1	1	0-24	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	3	
20	330	500	1	1	0-24	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
21	330	500	1	1	0-24	Indigenous	Lithic Debitage	Biface Thinning Flake	Onondaga Chert	2	
22	325	505	1	1	0-23	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	
23	320	490	1	1	0-21	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	



Cat. #	Easting	Northing	Sub-unit	Context (TS/SS/LOT)	Depth (cm)	Artifact Class	Artifact Group	Artifact Type	Lithic Material Type	Freq.	Comment
24	320	490	1	1	0-21	Indigenous	Informal Lithic Tool	Core	Ancaster Chert	1	exhausted
25	320	490	1	1	0-21	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	3	
26	320	490	1	1	0-21	Indigenous	Informal Lithic Tool	Utilized Flake	Onondaga Chert	1	
27	320	490	1	1	0-21	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
28	310	480	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	5	
29	310	480	1	1	0-25	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	2	
30	310	480	1	1	0-25	Indigenous	Lithic Debitage	Shatter	Ancaster Chert	1	
31	320	500	1	1	0-20	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	4	
32	320	500	1	1	0-20	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	5	
33	320	500	1	1	0-20	Indigenous	Lithic Debitage	Biface Thinning Flake	Onondaga Chert	1	
34	320	500	1	1	0-20	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
35	300	510	1	1	0-18	Indigenous	Lithic Debitage	Biface Thinning Flake	Ancaster Chert	1	
36	300	510	1	1	0-18	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
37	300	510	1	1	0-18	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	5	
38	310	490	1	1	0-43	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	4	
39	310	490	1	1	0-43	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
40	310	490	1	1	0-43	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	4	
41	315	485	1	1	0-23	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	
42	315	485	1	1	0-23	Indigenous	Lithic Debitage	Flake Fragment	Haldimand Chert	1	
43	300	490	1	1	0-22	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
44	330	480	1	1	0-19	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	4	
45	330	480	1	1	0-19	Indigenous	Lithic Debitage	Biface Thinning Flake	Ancaster Chert	1	
46	330	480	1	1	0-19	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
47	330	480	1	1	0-19	Indigenous	Lithic Debitage	Biface Thinning Flake	Onondaga Chert	1	



Cat. #	Easting	Northing	Sub-unit	Context (TS/SS/LOT)	Depth (cm)	Artifact Class	Artifact Group	Artifact Type	Lithic Material Type	Freq.	Comment
48	320	480	1	1	0-30	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	
49	320	505	1	1	0-18	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	18	
50	330	510	1	1	0-25	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
51	330	510	1	1	0-25	Indigenous	Lithic Debitage	Biface Thinning Flake	Ancaster Chert	1	
52	330	510	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Burnt Onondaga Chert	1	
53	330	510	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	5	
54	325	495	1	1	0-23	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	2	
55	325	495	1	1	0-23	Indigenous	Lithic Debitage	Biface Thinning Flake	Onondaga Chert	2	
56	325	495	1	1	0-23	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	2	
57	325	495	1	1	0-23	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	18	
58	325	495	1	1	0-23	Faunal	Bone	Mammalian, Long Bone Fragment		1	extremely weathered
59	330	490	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	2	
60	325	490	1	1	0-17	Indigenous	Lithic Debitage	Flake Fragment	Burnt Ancaster Chert	1	
61	325	490	1	1	0-17	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	3	
62	325	490	1	1	0-17	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	10	
63	310	500	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	1	
64	310	500	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	



Table 8: AhGh-820 Stage 3 Artifact Catalogue

Cat. #	Easting	Northing	Sub-unit	Context (TS/SS/LOT)	Depth (cm)	Artifact Class	Artifact Group	Artifact Type	Lithic Material Type	Freq.	Comment
1	300	500	13	1	0-24	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
2	300	500	13	1	0-24	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	3	
3	300	500	13	1	0-24	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
4	305	505	1	1	0-30	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
5	305	505	1	1	0-30	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	1	
6	305	500	13	1	0-29	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	
7	310	500	1	1	0-22	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	1	
8	310	500	1	1	0-22	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
9	310	505	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	1	
10	310	505	1	1	0-25	Indigenous	Lithic Debitage	Biface Thinning Flake	Onondaga Chert	1	
11	300	500	1	1	0-24	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	5	
12	305	500	1	1	0-30	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	1	



4.0 Analysis and Conclusions

4.1 AhGx-819

AhGx-819 consists of a diffuse scatter of lithic tools and debitage and indicates the presence of a small Middle Archaic campsite dating to between 7000 and 6500 B.P., based on the recovery of a Kirk Stemmed projectile point during the Stage 2 assessment of the study area (Ellis et al. 1990:81). Similar small campsites dating to the Middle Archaic have been identified on neighbouring properties, indicating a repeated occupation and use of the surrounding landscape (Earthworks 2016, 2017). The presence of informal lithic tools lithic debitage suggests a diverse array of activities took place at the site, including resource processing lithic reduction and lithic retouch activities. Additionally, the recovery of Ancaster, Onondaga, and Haldimand cherts indicates a relatively local occupation with a limited range of mobility and resource exploitation. Based on the recovered Pre-Contact Indigenous archaeological material, it is determined that AhGx-819 contains further cultural heritage value or interest. As a result, a Stage 4 archaeological mitigation is required.

4.2 AhGx-820

The Stage 3 archaeological assessment of AhGx-820 resulted in the recovery of lithic debitage associated with a potential campsite dating to the Early Archaic period circa 8900-8000 B.P. based on the recovery of a Bifurcate projectile point during the Stage 2 assessment of the study area (Ellis et al. 1990:78; Justice 1995:91). A similar projectile point was recovered during excavations at Ripani 2 (AhHa-250) on a neighbouring property, indicating the region was extensively utilized by early Indigenous inhabitants. The presence of lithic debitage suggests a diverse array of activities took place at the site, including lithic reduction and lithic retouch activities. Consultation of Section 3.4 of the *Standards and Guidelines for Consultant Archaeologists* indicates that AhGx-820 does not meet the criteria for additional cultural heritage value or interest, and no additional archaeological assessments are required.



5.0 Recommendations

Based on the results of the Stage 3 archaeological assessment, the study area contains an archaeological site that has further cultural heritage value and interest. Therefore, a Stage 4 site specific archaeological mitigation is recommended AhGx-819.

The preferred method of Stage 4 mitigation is through avoidance and protection. Discussions with the proponent determined that the area is not integral to development and can be avoided. As a result, Stage 4 mitigation by avoidance and protection for AhGx-819 is recommended.

The protected area will consist of the site location and an associated 10 metre buffer. If grading or other soil disturbing activities caused by the development project extent to the edge of the area to be avoided, the proponent must erect a temporary barrier around the area to be avoided, and “no go” instructions will be issued to all on-site construction crews, engineers, architects or others involved in the day-to-day decisions during construction. The location of the area to be avoided will be shown on all contract drawings, and will include explicit instructions to avoid that area.

During grading and other soil disturbing activities, the area to be avoided must be inspected and monitored by a licensed archaeologist to verify the effectiveness of the avoidance strategies. If alteration of the archaeological site is observed at any time during construction, the Ministry of Heritage, Sport, Tourism and Culture Industries must be notified immediately.

After completion of the grading and other soil disturbing activities, the protected area must be inspected, and a report will be required to be submitted to the Ministry on the effectiveness of the strategy in ensuring the area to be avoided remains intact.

No additional archaeological assessments are recommended for AhGx-820.

The MHSTCI is requested to review this report and provide a letter indicating their satisfaction that the fieldwork and reporting for this archaeological assessment are consistent with the Ministry’s 2011 *Standards and Guidelines for Consultant Archaeologists* and the terms and conditions for archaeological licences, and to enter this report into the Ontario Public Register of Archaeological Reports.



6.0 Advice on Compliance with Legislation

This report is submitted to the Ministry of Heritage Sport Tourism and Culture Industries as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Heritage Sport Tourism and Culture Industries, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.

It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the *Ontario Heritage Act*.

Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48(1) of the *Ontario Heritage Act*.

The *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 (when proclaimed in force) require that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48 (1) of the *Ontario Heritage Act* and may not be altered, or have artifacts removed from them, except by a person holding an archaeological licence.



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8.0 Images



Image 1: AhGx-819 Stage 3 Test Unit Excavation in Progress. Facing Southeast.



Image 2: AhGx-819 Stage 3 Test Unit Excavation in Progress. Facing Southeast.





Image 3: AhGx-819 Stage 3 Test Unit Stratigraphy. Facing Grid North.



Image 4: AhGx-819 Stage 3 Test Unit Stratigraphy. Facing Grid East.





Image 5: AhGx-820 Stage 3 Test Unit Excavation in Progress. Facing Southwest.



Image 6: AhGx-820 Stage 3 Test Unit Excavation in Progress. Facing Northwest.





Image 7: AhGx-820 Stage 3 Test Unit Stratigraphy. Facing Grid West.

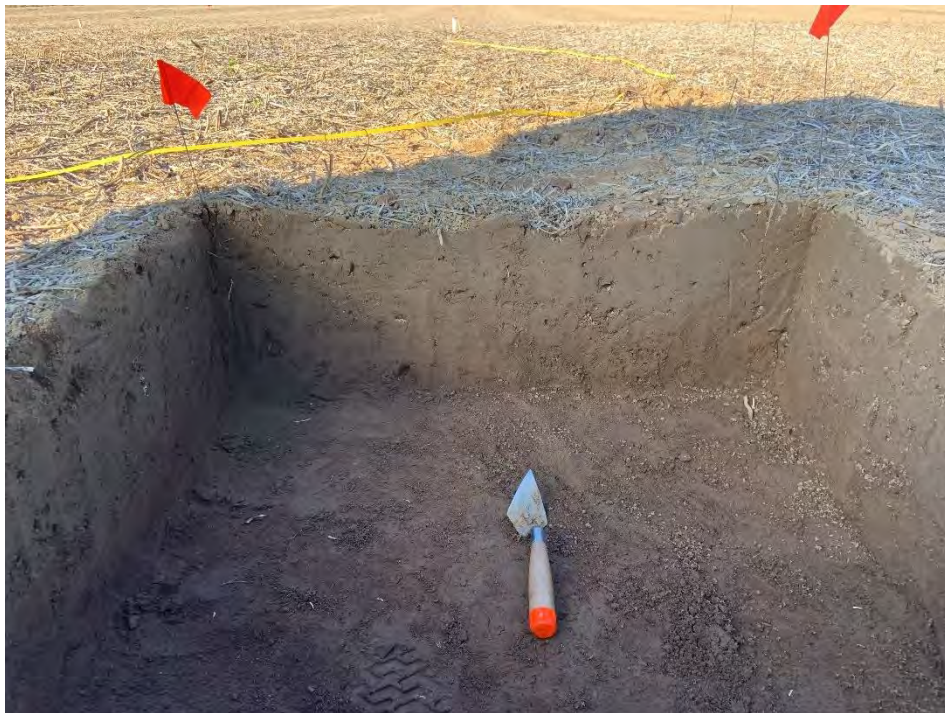


Image 8 AhGx-820 Stage 3 Test Unit Stratigraphy. Facing Grid North.





Image 9: Sample of Artifacts recovered from AhGx-819.

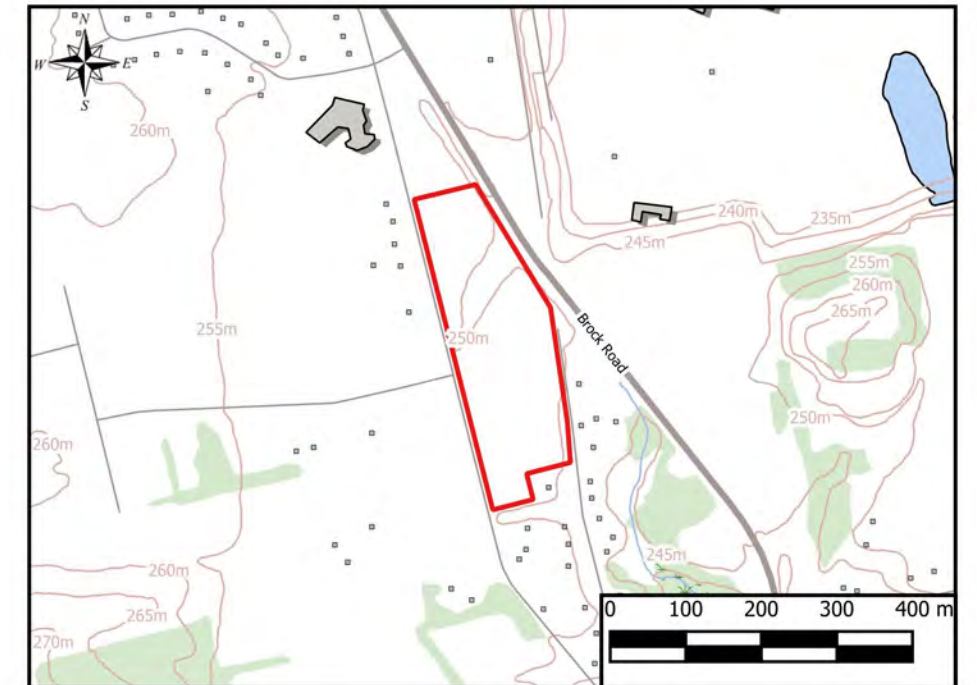
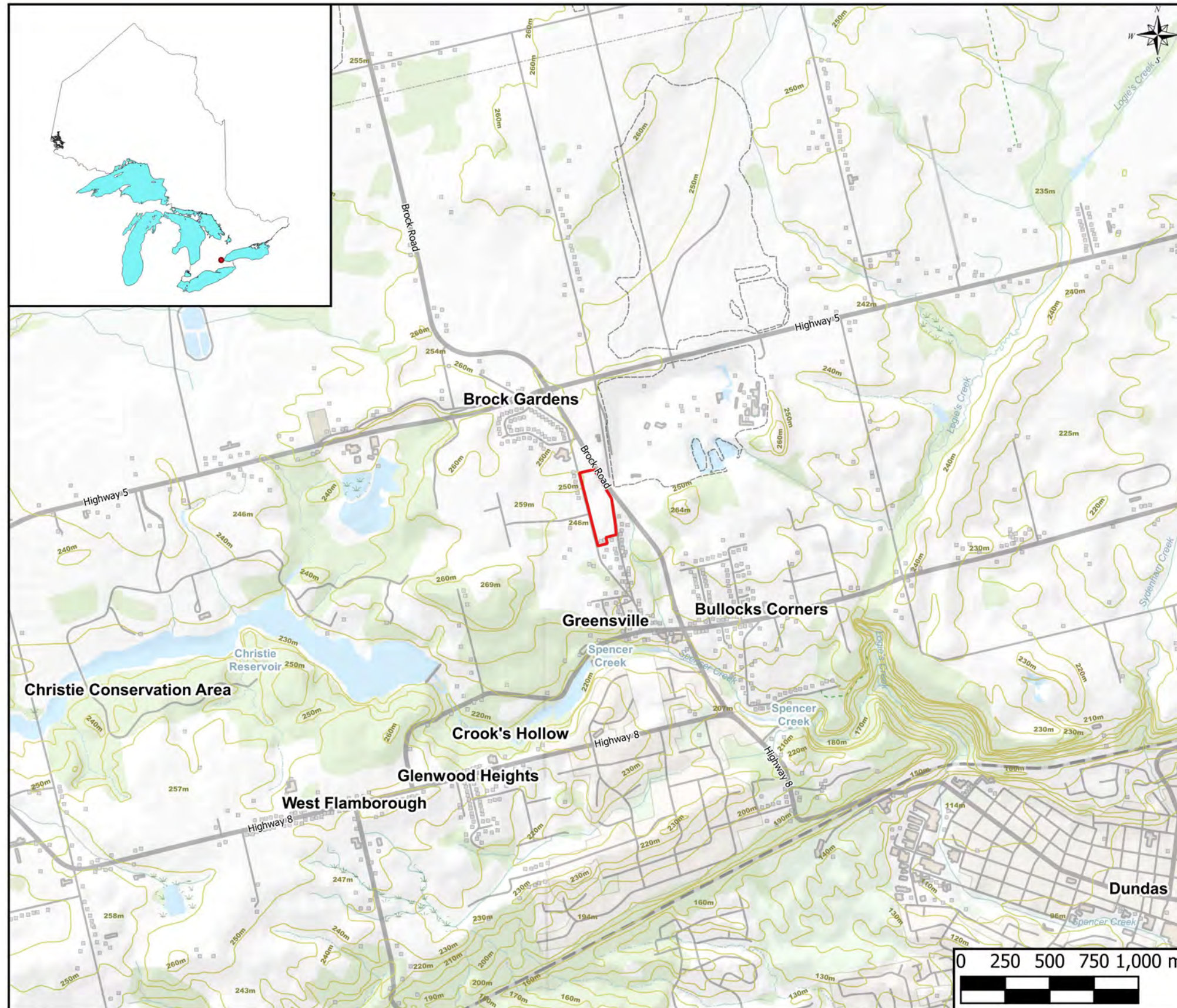


Image 10: Sample of Artifacts recovered from AhGx-820.



9.0 Maps



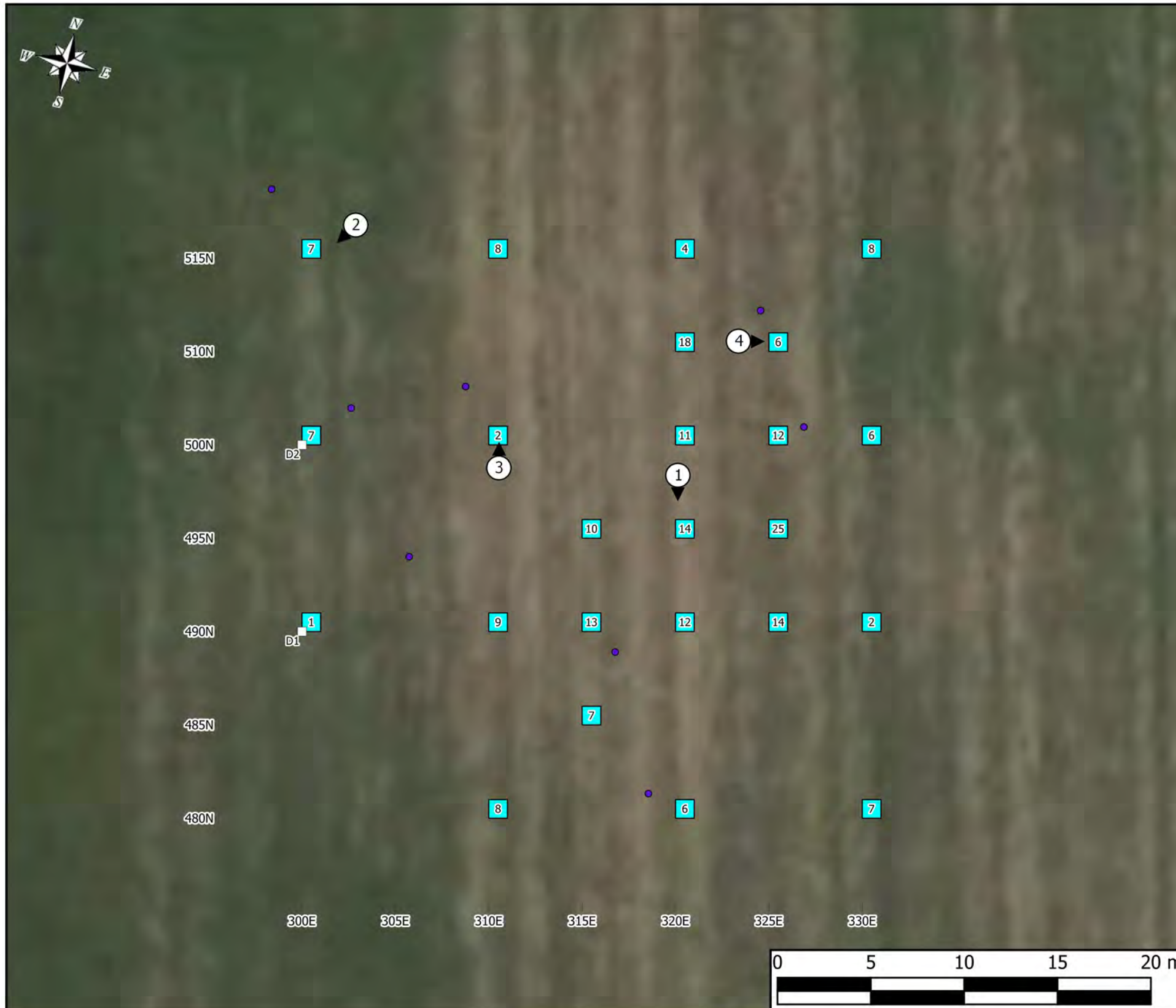


Legend

Study Area

Reference:
 Canvec Data. Scale 1:50000
 Ontario Basic Mapping. Scale 1:10000
 Esri Basemap

Map 1: Regional Map

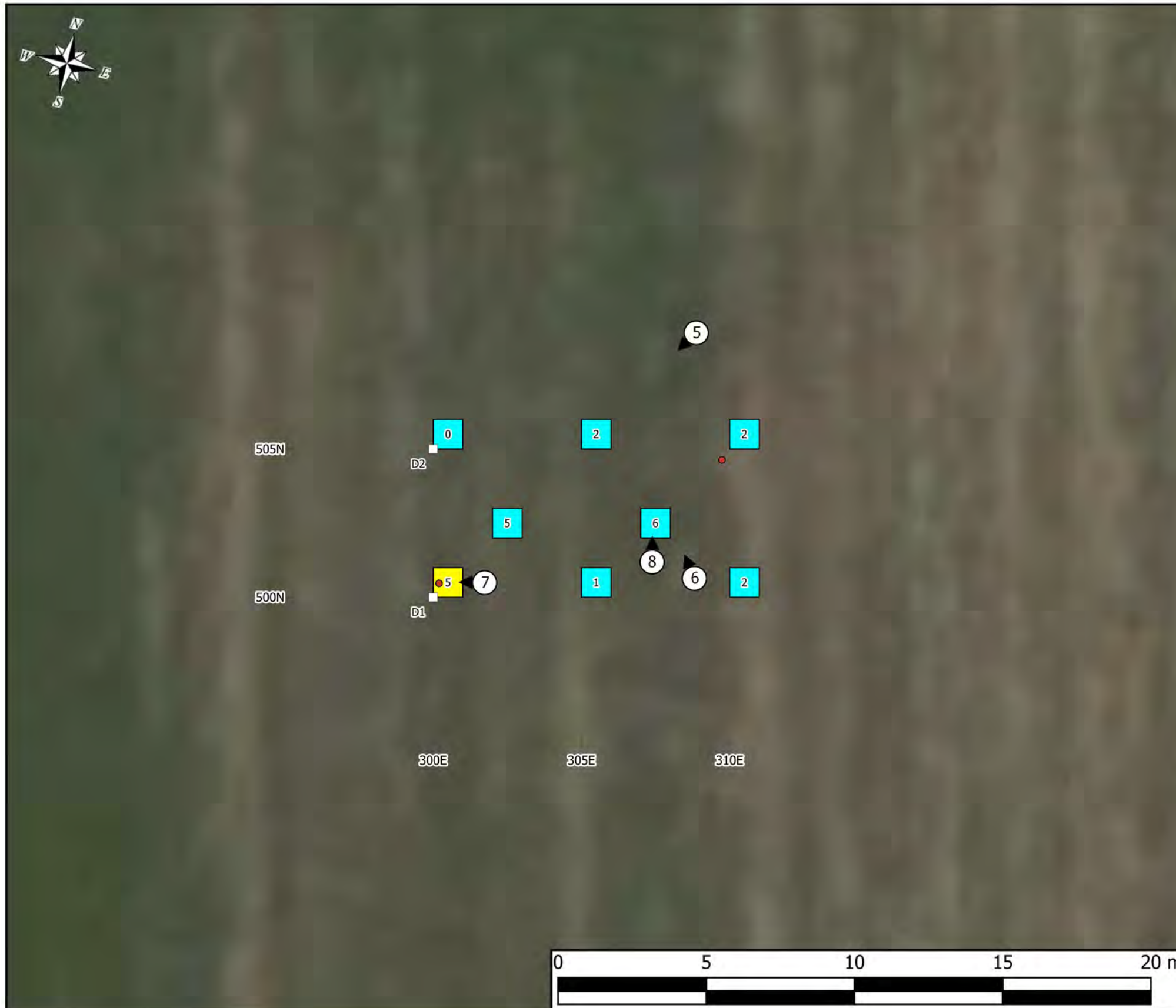


Legend

- Grid Datums
- Stage 3 Test Unit
- Stage 2 Surface Artifact
- ⊙ Photo Location and Direction

Reference:
Esri Basemap

**Map 2: AhGx-819
Stage 3 Assessment
Results**



Legend

- Grid Datums
- Stage 2 Surface Artifact
- Stage 3 Test Unit
- Stage 3 Test Unit - 3 millimetre Mesh Screening
- ⊙ # Photo Location and Direction

Reference:
Esri Basemap

Map 3: AhGx-820 Stage 3 Assessment Results

394 Old Brock Road, Hamilton - Response Matrix

Urban in Mind Planning Consultants

This Response Matrix has been prepared by Urban in Mind to keep track of past staff comments from the Consolidation Report dated August 25th, 2022 on files FL/A-22:248 and FL/B-

August 19, 2024

File No.	Conditions	Responsible	Addressed
	Development Planning		
1	It cannot be confirmed whether the proposed lot area is sufficient to support private water and wastewater services until a Hydrogeological Study Report has been submitted and reviewed.	Harden Environmental Services Ltd.	<p>Complete - see <i>Hydrogeology Report 394 Old Brock Road, Hamilton</i> dated March 12, 2024.</p> <p>"1) There is sufficient water quantity for a single-family dwelling on the proposed severance.</p> <p>2) The water quality meets Ontario Drinking Water Quality Standards maximum acceptable concentrations with the exception of total coliforms and sodium. Aesthetic Objectives and Operational Guidelines are exceeded for chloride, hardness and total dissolved solids.</p> <p>3) The nitrate concentration based on calculation methodology in The City of Hamilton Guidelines for Hydrogeological Studies and Technical Standards for Private Services will be less than 10 mg/L at the downgradient property boundary for a minimum lot size of 0.74 hectares."</p>
2	In order to determine the appropriate minimum lot size, it is recommended the applicant obtain background nitrate concentrations from an onsite well. Background nitrate concentrations are important to understand the pre-existing level of aquifer pollution and how future lot creation should be implemented to ensure the lot size is sustainable and meets RHOP policies pertaining to sustainable private servicing (RHOP C.5.1). This issue is especially prevalent in Greensville, where septic system pollution has increased nitrate and coliform bacteria in portions of the underlying aquifer. If no background nitrate is found from an onsite well raw water supply, based on our desktop review of local soils and typical wastewater flows from a 3 bedroom dwelling, the minimum lot size would be at least 1.83 acres.	Harden Environmental Services Ltd.	<p>Complete - see <i>Hydrogeology Report 394 Old Brock Road, Hamilton</i> dated March 12, 2024.</p> <p>"The total amount of annual precipitation is 860 mm/year. The Potential Evapotranspiration is estimated to be 606 mm/year and the Actual Evapotranspiration is estimated to be 568 mm/year based on a 100 mm holding capacity of the soil. Given these values, the potential infiltration is estimated to be 146 mm/year.</p> <p>Using the rate of infiltration of 146 mm/year, a maximum lot size of 0.74 hectares is required to meet the maximum concentration of 10 mg/L of nitrate at the property boundary (Table 6). Only dilution from infiltration on the entire lot and effluent volume is used in the calculation."</p>

FL/B-22:72

3	That the proponent shall carry out an archaeological assessment of the entire property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances shall take place on the subject property prior to the approval of the Director of Planning confirming that all archaeological resource concerns have met conservation requirements. All archaeological reports shall be submitted to the City of Hamilton concurrent with their submission to the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI). Should deeply buried archaeological materials be found on the property during any of the above development activities the MHSTCI should be notified immediately (416-212- 8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MHSTCI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499	Earthworks Archaeological Services Inc.	Complete - see <i>Stage 3 Archaeological Assessment dated February 21, 2022.</i> A Stage 3 Archaeological Assessment has been conducted, and a Stage 4 assessment has been identified to be required only on the retained lands. As the proposed severed lands will not be within the area of archaeological interest, it is being proposed that further assessment be delayed until the retained lot (containing the archaeological potential) is to be developed at a later date, and perhaps the existing holding provision is maintained on the retained lot.
4	Both the proposed severed and retained lands are subject to a Holding Provision. Staff note that while the Flamborough Zoning By-law does not establish specific criteria that must be met before the Holding may be removed; Planning staff have interpreted that it may be lifted once an applicant demonstrates that 'orderly development' is achieved, including adequate private services, access and clearance of any archaeological requirements. Should the Consent be approved, staff recommend a condition be added that the applicant must lift the Holding for the severed portion only.		Acknowledged - see <i>Stage 3 Archaeological Assessment dated February 21, 2022.</i> As the proposed severed lands do not contain any archaeological potential and is located away from the area of high potential, a removal of the holding provision on the severed lands will be requested for the severed portion only.
5	Staff note that increasing the minimum lot coverage would permit a larger dwelling to be constructed on the property and that at this time it cannot be determined whether the lot is of a sufficient size to support a private septic system required to support this size of development.		Complete - See response to #1 and 2.
Zoning			
6	The owner shall apply for a Zoning By-Law Amendment for the removal of the holding provision, indicated within the R2-14-H Zone of Flamborough Zoning By-Law 90-145z, to the Planning and Economic Development Department (Planning Division – Zoning Examination Section)		Acknowledged - Removal of the Holding symbol will only be requested for the severed lands, and the Holding Provision will be maintained on the retained lands.
7	The owner shall submit survey evidence that the lands to be severed including the location of any structure(s), parking and landscaping conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of any variances from the requirements of the Zoning By-Law as determined necessary by the Planning and Economic Development Department (Planning Division – Zoning Examination Section)		Acknowledged - see Concept Severance Sketch by Urban in Mind based off of survey information from L.G. Woods Surveying Inc.
8	If a Condition for a road widening and/or daylight triangle dedication is required, the owner/applicant shall submit survey evidence that the lands to be retained, including the lot width, lot area, the location of any existing structure(s), parking and location of all roads (Brock Road), conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of any variances from the requirements of the Zoning By-Law as determined necessary by the Planning and Economic Development Department (Planning Division – Zoning Examination Section)		Acknowledged - severed lot will meet all requirements except for the maximum lot coverage and the minimum lot area. Minor Variance applications have been pursued to seek permissions for these requested variances (HM/A-22:248).
9	The owner shall apply for and receive any required building permits in the normal manner to the satisfaction of the Planning and Economic Development Department (Planning Division – Zoning Examination Section)		Acknowledged - Building permit will be requested at a later date as there will not be any developments on the subject site until planning and land division is approved.
Development Engineering			
10	That, the owner submits a Hydrogeological Report prepared by a qualified professional in support of the proposed severance to the satisfaction of City's Source Protection Section.	Harden Environmental Services Ltd.	Provided - See <i>Hydrogeology Report 394 Old Brock Road, Hamilton</i> dated March 12, 2024.

11	That the Owner enter into with the City of Hamilton and register on title of the lands, a Consent Agreement, having an administrative fee of \$4,500.00 (2022 fee) to address issues including but not limited to: grading and drainage to a suitable outlet on the conveyed and retained parcels (detailed grading plan required), erosion and sediment control measures (to be included on the grading plan); cash payment requirements for items such as street trees (City policy requires one (1) street tree/lot, , stormwater management infrastructure and securities for items that may include: lot grading (\$10,000.00 grading security), driveway approaches, and any damage during construction (unknown costs at this time). Cash payments mentioned above are subject to change.		Acknowledged - will be provided as directed by the City of Hamilton.
Source Protection Planning			
12	In order to determine the appropriate minimum lot size, it is recommended the applicant obtain background nitrate concentrations from an onsite well. Background nitrate concentrations are important to understand the pre existing level of aquifer pollution and how future lot creation should be implemented to ensure the lot size is sustainable and meets RHOP policies pertaining to sustainable private servicing (RHOP C.5.1). This issue is especially prevalent in Greensville, where septic system pollution has increased nitrate and coliform bacteria in portions of the underlying aquifer. If no background nitrate is found from an onsite well raw water supply, based on our desktop review of local soils and typical wastewater flows from a 3 bedroom dwelling, the minimum lot size would be at least 1.83 acres.	Harden Environmental Services Ltd.	Complete - see response to #2 and <i>Hydrogeology Report 394 Old Brock Road, Hamilton dated March 12, 2024.</i>
13	In the event the application is approved, To the satisfaction of Director, Hamilton Water, the applicant shall complete a Scoped Hydrogeological Report focusing on the applicant's private water supply (quantity and quality)	Harden Environmental Services Ltd.	Complete - See <i>Hydrogeology Report 394 Old Brock Road, Hamilton dated March 12, 2024.</i> There is sufficient potential for adequate water quantity for a single-family dwelling on the proposed severance. The water quality on the adjacent lot meets Ontario Drinking Water Quality Standards health standards but Aesthetic and Operation Guidelines are exceeded for sodium, chloride, hardness and total dissolved solids.
14	That the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City's Sign By-law, in a manner that is clearly visible from the road		Acknowledged - will be achieved upon severance (424 Old Brock Road as per City's comments).
Transportation Planning			
15	The existing right-of-way along the frontage of Moxley Road is approximately ±12.19 metres. Approximately ±4.0 metres are to be dedicated to the right-of-way on Moxley Road, as per the Council Approved Rural Official Plan: Schedule C-1 - Future Right-of-Way Dedications. Moxley Road is to be 20.117 metres. A survey conducted by an Ontario Land Surveyor and at the Applicant's expense will determine the ultimate dimensions for the right-of-way widening(s).		Acknowledged - Survey will be obtained upon approval.
16	The existing right-of-way at the subject property is approximately ±18.5 metres. Approximately ±2.0 metres are to be dedicated to the right-of-way on Old Brock Road, as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2. Local Roads (Old Brock Road) are to be 20.117 metres. A survey conducted by an Ontario Land Surveyor and at the Applicant's expense will determine the ultimate dimensions for the right-of-way widening(s).		Acknowledged - Survey will be obtained upon approval.
Development Planning			

FL/A-22:248

17	It cannot be confirmed whether the proposed lot area is sufficient to support private water and wastewater services until a Hydrogeological Study Report has been submitted and reviewed.	Harden Environmental Services Ltd.	Complete - See <i>Hydrogeology Report 394 Old Brock Road, Hamilton dated March 12, 2024.</i> There is sufficient potential for adequate water quantity for a single-family dwelling on the proposed severed lot.
18	In order to determine the appropriate minimum lot size, it is recommended the applicant obtain background nitrate concentrations from an onsite well. Background nitrate concentrations are important to understand the pre-existing level of aquifer pollution and how future lot creation should be implemented to ensure the lot size is sustainable and meets RHOP policies pertaining to sustainable private servicing (RHOP C.5.1). This issue is especially prevalent in Greensville, where septic system pollution has increased nitrate and coliform bacteria in portions of the underlying aquifer. If no background nitrate is found from an onsite well raw water supply, based on our desktop review of local soils and typical wastewater flows from a 3 bedroom dwelling, the minimum lot size would be at least 1.83 acres.	Harden Environmental Services Ltd.	Complete - see response to #2 and <i>Hydrogeology Report 394 Old Brock Road, Hamilton dated March 12, 2024.</i>
19	That the proponent shall carry out an archaeological assessment of the entire property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances shall take place on the subject property prior to the approval of the Director of Planning confirming that all archaeological resource concerns have met conservation requirements. All archaeological reports shall be submitted to the City of Hamilton concurrent with their submission to the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI). Should deeply buried archaeological materials be found on the property during any of the above development activities the MHSTCI should be notified immediately (416-212- 8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MHSTCI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499)."	Earthworks Archaeological Services Inc.	Complete - severed lands outside of archaeological potential area, see <i>Stage 3 Archaeological Assessment</i> A Stage 3 Archaeological Assessment has been conducted, and a Stage 4 assessment has been identified to be required. However, as the proposed severed lands will not be within the area of archaeological interest, it is being proposed that further assessment be delayed until the retained lot (containing the archaeological potential) is to be developed at a later date.
20	Both the proposed severed and retained lands are subject to a Holding Provision. Staff note that while the Flamborough Zoning By-law does not establish specific criteria that must be met before the Holding may be removed; Planning staff have interpreted that it may be lifted once an applicant demonstrates that 'orderly development' is achieved, including adequate private services, access and clearance of any archaeological requirements. Should the Consent be approved, staff recommend a condition be added that the applicant must lift the Holding for the severed portion only.		Acknowledged. As the proposed severed lands do not contain any archaeological potential and is located away from the area of high potential, a removal of the holding provision on the severed lands will be requested.
21	Source Water Protection staff are unable to determine whether the severed lot is a sufficient size until a Hydrogeological Study is completed. As a result, planning staff do not consider this reduction in lot area to be minor in nature and desirable for the use of the subject lands until that work has been complete.		Completed - see response to #2 and <i>Hydrogeology Report 394 Old Brock Road, Hamilton dated March 28, 2023.</i>
22	Staff note that increasing the minimum lot coverage would permit a larger dwelling to be constructed on the property and that at this time it cannot be determined whether the lot is of a sufficient size to support a private septic system required to support this size of development.	Harden Environmental Services Ltd.	Completed - see response to #13 and <i>Hydrogeology Report 394 Old Brock Road, Hamilton dated March 28, 2023.</i> Anticipated development is for a 3-bedroom dwelling with detached garage.
Zoning			

23	Additional variances may be required if the proposed parking in the garage does not meet the minimum width of 2.6 metres and minimum length of 5.8 metres permitted		Acknowledged - Anticipated development will meet requirements.
24	A building permit is required for the construction of the proposed Single Detached Dwelling on the lot to be Conveyed		Acknowledged - Building permit will be requested at a later date as there will not be any developments on the subject site until severance is permitted.
25	Please note this property is located within a holding zone. Under section 4.5 of Flamborough Zoning By-Law 90-145z, where the zone symbol on Schedules A-1 to A-48 inclusive has the suffix (H), no lot shall be used or no building or structure shall be erected, located or used therein except for the following purposes until the suffix (H) has been removed from the zone symbol by a by-law passed pursuant to Sections 34 and 35(4) of the Planning Act, R.S.O. 1983, Chapter 1. As such, regarding the proposed Single Detached Dwelling, no development shall occur until the requirements have been met to remove the holding provision from the lands: a) Existing Uses; and, b) General provisions in accordance with the provisions of Section 5 hereof. As such, a Zoning By-Law Amendment will be required to facilitate the construction of the proposed Single Detached Dwelling on the lot to be Conveyed		Acknowledged - Removal of the holding symbol will be requested for the severed lands.
Development Engineering			
26	That, the owner submits a Hydrogeological Report prepared by a qualified professional in support of the proposed severance to the satisfaction of City's Source Protection Section.	Harden Environmental Services Ltd.	Complete - see <i>Hydrogeology Report 394 Old Brock Road, Hamilton dated March 12, 2024.</i>



Harden Environmental Services Ltd.
 4622 Nassagaweya-Puslinch Townline
 Moffat, Ontario, L0P 1J0
 Phone: (519) 826-0099 Fax: (519) 826-9099

Groundwater Studies
 Geochemistry
 Phase I / II
 Regional Flow Studies
 Contaminant Investigations
 OMB Hearings
 Water Quality Sampling
 Monitoring
 Groundwater Protection
 Studies
 Groundwater Modelling
 Groundwater Mapping

Our File: 2317

July 31, 2024

Tracy Kowalchuk
 394 Old Brock Road
 Greensville, Ontario

Dear Tracy:

**Re: Response to Hamilton Review July 31, 2024
 394 Old Brock Road, City of Hamilton**

We have reviewed the comments from Cambium Inc. (attached). Our responses are as follows:

1) Residual Chlorine

Harden added 2000 ml of 5% Sodium Hypochlorite to the well on the morning of May 23, 2024 and returned on the morning of May 24, 2024 to obtain the water quality sample. We used Hach Test Strips with a visual range of detection between 0 ppm and 20 ppm. The second colour of the range detects free chlorine at a concentration of 0.5 ppm and is distinctly darker than the 0 ppm indicator colour. The test strips are marketed as Hach Pool and Spa Test Strips, Aquachek 7. We removed three well volumes during the brief testing period on the 24th and detected no chlorine before or after the testing period. Neither Free chlorine nor total chlorine was detected.

It is our opinion that the well was free of residual chlorine.

2) Sodium and Bacteria Sampling from Lower Pump Level

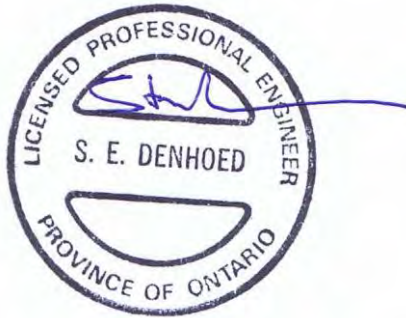
The purpose of the lower pump level sample was to see if the upper water was significantly less mineralized than the lower water. There was no significant difference. The absence of sodium in the May sampling is an oversight as we did not request a full analysis. We concur with Cambium that the sodium will be elevated similar to the previous sample. The bacteria sample is indicative of the entire well column given that there are no distinct water quality differences between the lower and upper samples. We have attached the laboratory certificates.



Sincerely,
Harden Environmental Services Ltd.

A handwritten signature in black ink, appearing to read 'S. Denhoed', is written over a light blue rectangular background.

Stan Denhoed, M.Sc., P. Eng.
Senior Hydrogeologist





Harden Environmental Services Ltd.
 4622 Nassagaweya-Puslinch Townline
 Moffat, Ontario, L0P 1J0
 Phone: (519) 826-0099 Fax: (519) 826-9099

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 Groundwater Mapping

Our File: 2317

June 17, 2024

Tracy Kowalchuk
 394 Old Brock Road
 Greensville, Ontario

Dear Tracy:

**Re: Response to Hamilton Review
 394 Old Brock Road, City of Hamilton**

We have reviewed the comments from Cambium Inc. (attached). We are assuming that this addendum/response can be placed on file along with the original report, rather than amending the original report. Our comments are as follows:

1) Existing water Supply

The existing dwelling is serviced by a 14.3 m deep bedrock well located 250 m from the test well. There are no anticipated other uses for the retained lands other than the existing dwelling and continued farming of agricultural fields.

2) (a) Static Water Level

Our error. We added a 25 mm pipe to the well during the test to avoid cascading water issues (if any). The static water level measured from the top of the extra pipe was 18.19 m. The static water level was 17.95 m from top of steel casing.

2 (b) Recovery

The drawdown was minimal, and the recovery was rapid. The original static water level was 17.95 mbct and recovered to 18.09 mbct immediately after the test. When the pump was removed on February 12th (three days after the test) the static water level was 18.06 mbct. Our only explanation is that fractures intersected by the well developed during the pumping test and being in the area of influence of the nearby



quarry, resulted in a lower water level than originally obtained. The fact that the well maintained this level three days later suggests that this is not a delayed yield situation, i.e. dewatering of a portion of the aquifer.

When we obtained the second water sample on May 24th, the static water level was 17.76 mbct. We pumped the well at rate of 30 L/min for thirty-five minutes. The total drawdown was 0.43 m after five minutes of pumping and remained the same until the end of thirty-five minutes. The well recovered 100% in three minutes.

2(b) Potential Impact to Neighbour's Wells

Prior to attending the site, we reviewed the pumping test report from the drillers and recognized that the relatively low pumping rate during the test would have minimal impact on the water level in the test well, let alone any of the neighbours.

In addition, the impact of water level change decreases exponentially from the well and at maximum drawdown of 0.35 m, the drawdown could not be greater than 0.35 m at any of the adjacent wells. The nearest wells are located at least 90 m from the test well. We have gone through an analysis of the drawdown data and calculated an aquifer transmissivity of 59 m²/day. The graph showing the drawdown data and equation for Transmissivityⁱ is found on Figure 1. The distance-drawdown estimate is based on the non-equilibrium equation of

$$s = 0.183Q/T \log (2.25Tt / r^2S)$$

where

s – drawdown (m)

Q – pumping rate (m³/day)

T – transmissivity (m²/day)

t -time (days)

r – distance from pumping well(m)

S – Storativity (dimensionless)

We have assumed a semi-confined aquifer value for storativity of 0.001 and used a pumping time of one day. The estimated drawdown at 90 metres is approximately 0.057 m (Figure 2).

Given that continuous pumping of the well will not occur frequently, it is our opinion that there will be no interference with neighbouring wells. Even with continuous pumping of the well, any interference with an adjacent private well will be minimal.



3 Water Quality

We reinstalled the pump to obtain a second sample. On the morning of May 23rd the pump was installed and the well was chlorinated with 4.3 L of bleach (5% sodium hypochlorite). On May 24th the well was pumped at a rate of 30 L/min for a period of 35 minutes. The free chlorine was tested with newly purchased chlorine test strips and no residual chlorine was detected. No chlorine odor could be detected either. Two water samples were obtained, and the results are summarized in the following table along with the original results. The shallow pump-setting sample was obtained with the pump set at 20 metres below top of casing and the deep pump-setting sample was obtained with the pump set at 28 metres below top of casing. The purpose was to see if shallow fractures were delivering different quality water.

Sample Date/Parameter	February 2 (deep pump)	May 24 (shallow pump)	May 24 (deep pump)
Chloride (mg/L)	441	430	425
Sodium (mg/L)	338		
TDS (mg/L)	1110	1100	1130
Hardness (mg/L)	408	337	395
e. coli (CFU/100 ml)	0	0	
Total Coliform (CFU/100 ml)	1	0	

The chlorination of the well addressed the total coliform noncompliance issue, however, the testing confirmed that the water still has several parameters that exceed operational guidelines and aesthetic objectives.

4) Treatment

We approached two local water treatment firms for their comment on water treatment based on the high TDS and elevated sodium, chloride and hardness. A local firm CrystalFlow (www.crystalflow.com) responded saying that whole house Reverse Osmosis units were available and would be effective at this site given the relatively high yielding well. The whole house Reverse Osmosis unit would reduce TDS, chloride and sodium by 95%. A water softener was also recommended. The email from CrystalFlow is attached.

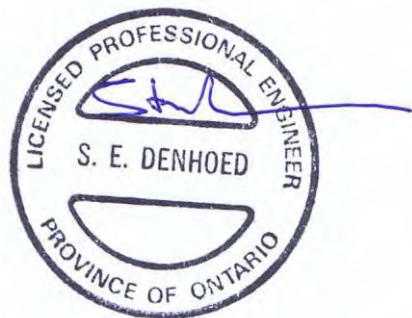
We also recommend a Ultra Violet light to eliminate future bacteria issues.



Sincerely,
Harden Environmental Services Ltd.

A handwritten signature in black ink, appearing to read 'S. Denhoed', is written over a light blue rectangular background.

Stan Denhoed, M.Sc., P. Eng.
Senior Hydrogeologist



ⁱ Groundwater and Wells, Fletcher G. Driscoll, 1986, Johnson Screens

Drawdown

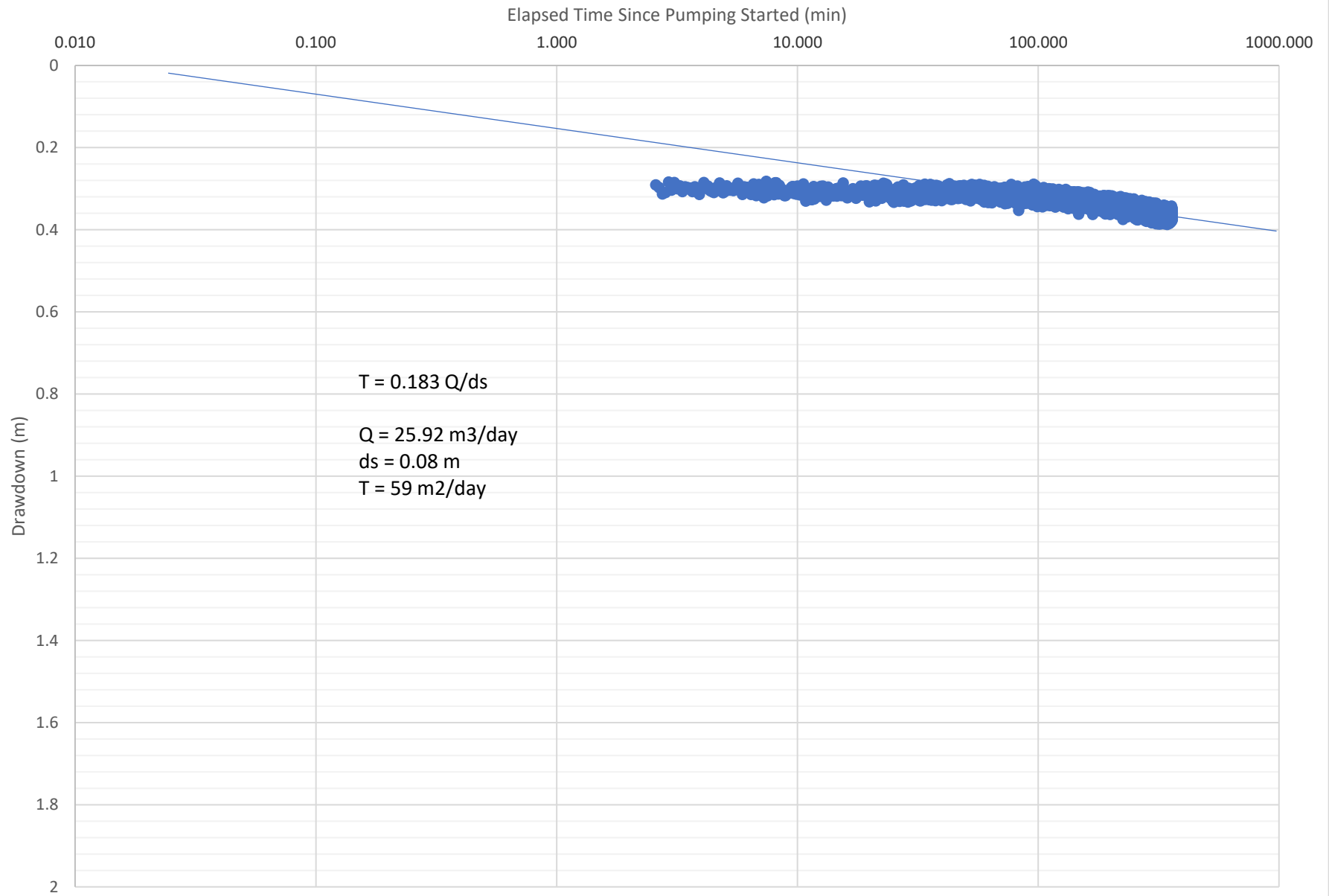
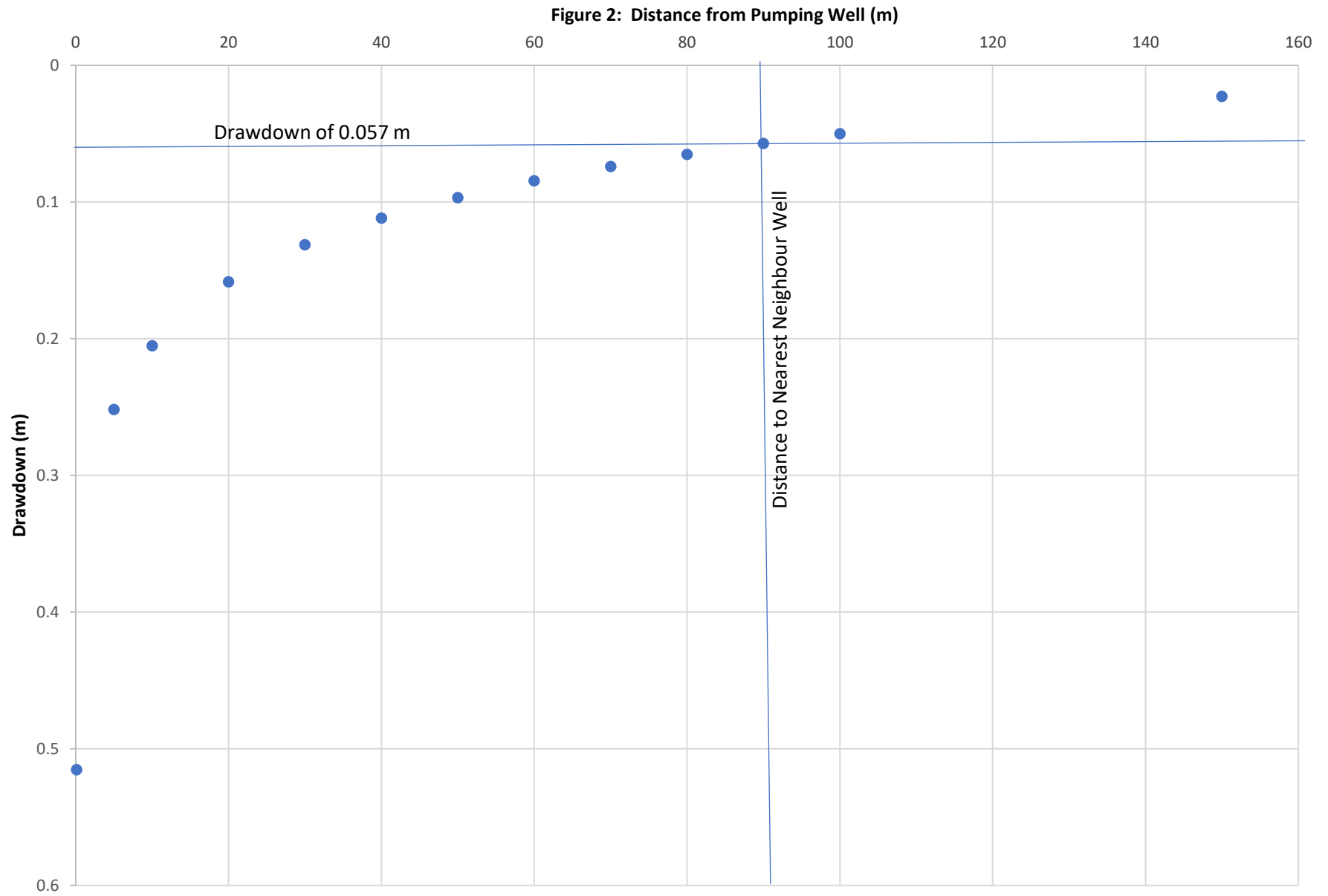


Figure 2: Distance Drawdown Estimate



Stan Denhoed

From: Mike Nelson <mike@crystalflow.com>
Sent: June 13, 2024 10:37 AM
To: Stan Denhoed
Subject: RE: Crystalflow - Stan Denhoed

Yes, we install them. It will reduce the TDS, sodium and chlorides over 95%

From: Stan Denhoed <sdenhoed@hardenv.com>
Sent: June 13, 2024 10:03 AM
To: Mike Nelson <mike@crystalflow.com>
Subject: Re: Crystalflow - Stan Denhoed

Thank you. There is no house yet but City of Hamilton wants assurance that the water can be treated. Do I understand that there are whole house RO units on the market?

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From: Mike Nelson <mike@crystalflow.com>
Sent: Thursday, June 13, 2024 9:10:35 AM
To: Stan Denhoed <sdenhoed@hardenv.com>
Subject: RE: Crystalflow - Stan Denhoed

Hi Stan,

The hardness is easy to fix with a water softener. The TDS, sodium, chloride would need to be removed with a reverse osmosis system. If they wanted the whole house treated, then we would use a commercial reverse osmosis with supporting treatment. I would need to have a site visit in order to quote this.

From: Stan Denhoed <sdenhoed@hardenv.com>
Sent: June 12, 2024 1:21 PM
To: Mike Nelson <mike@crystalflow.com>
Cc: gord davis <gorddavis00@gmail.com>; Tracy Kowalchuk <tracyk@sympatico.ca>
Subject: RE: Crystalflow - Stan Denhoed

Mike, here is the water quality.

From: Mike Nelson <mike@crystalflow.com>
Sent: Wednesday, June 12, 2024 12:09 PM
To: Stan Denhoed <sdenhoed@hardenv.com>
Subject: RE: Crystalflow - Stan Denhoed


Hi Stan,

It's Mike from Crystalflow. We can definitely help with that. I will keep an eye out for the test results.

Thanks,

Mike

From: Stan Denhoed <noreply@jotform.com>
Sent: June 12, 2024 8:22 AM
To: crystalflow1@gmail.com; mike@crystalflow.com; contact-form@webresponse.ca
Subject: Re: Crystalflow - Stan Denhoed

	Web Inquiry
---	--------------------

Name	Stan Denhoed
Email	sdenhoed@hardenv.com
Phone #	5199946488
Subject	394 Old Brock Road
Message	We have a client with elevated TDS, Chloride, Hardness and Sodium. Looking for a solution. I will send results via regular email.
Get Page URL	https://crystalflow.com/contact.html#appointment

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5835 COOPERS AVENUE
 MISSISSAUGA, ONTARIO
 CANADA L4Z 1Y2
 TEL (905)712-5100
 FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.
 4622 NASSAGAWEYA PUSLINCH TOWNLINE
 MOFFAT, ON L0P 1J0
 519-826-0099

ATTENTION TO: Stan Denhoed
 PROJECT: 394 Old Broch Road
 AGAT WORK ORDER: 24T154172

MICROBIOLOGY ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead
 WATER ANALYSIS REVIEWED BY: Yris Verastegui, Inorganic Team Lead

DATE REPORTED: Jun 04, 2024

PAGES (INCLUDING COVER): 13

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

*Notes

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
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- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

5835 COOPERS AVENUE
 MISSISSAUGA, ONTARIO
 CANADA L4Z 1Y2
 TEL (905)712-5100
 FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Stan Denhoed

SAMPLING SITE:

SAMPLED BY:SD

Total Coliforms & E.Coli (MI-Agar)

DATE RECEIVED: 2024-05-24

DATE REPORTED: 2024-06-04

SAMPLE DESCRIPTION: 394 1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-05-24
 09:50
 5882102

Parameter	Unit	G / S	RDL	5882102
Escherichia coli	CFU/100mL			0
Total Coliforms	CFU/100mL			0

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

5882102 Escherichia coli, Total Coliforms RDL = 1 CFU/100mL.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Stan Denhoed



Certificate of Analysis

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Stan Denhoed

SAMPLING SITE:

SAMPLED BY:SD

Inorganic Chemistry (Water)

DATE RECEIVED: 2024-05-24

DATE REPORTED: 2024-06-04

Parameter	Unit	SAMPLE DESCRIPTION:		DATE SAMPLED:		
		G / S	RDL	G / S	RDL	
				394 1	394 2	
				Water	Water	
				2024-05-24 09:50	2024-05-24 10:30	
				5882102	5882103	
Total Dissolved Solids	mg/L		10	1100	10	1130
Chloride	mg/L		0.24	430	0.24	425
Sulphate	mg/L		0.10	63.5	0.10	75.8
Hardness (as CaCO3) (Calculated)	mg/L		0.5	337	0.5	395
Total Calcium	mg/L		0.20	101	0.40	116
Total Magnesium	mg/L		0.10	20.7	0.20	25.6

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

5882102-5882103 Dilution required, RDL has been increased accordingly.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Stan Denhoed

SAMPLING SITE:

SAMPLED BY:SD

Total Metals in Water (mg/L)

DATE RECEIVED: 2024-05-24

DATE REPORTED: 2024-06-04

SAMPLE DESCRIPTION: 394 1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-05-24
 09:50
 5882102

Parameter	Unit	G / S	RDL	5882102
Total Aluminum	mg/L		0.010	0.017
Total Antimony	mg/L		0.003	<0.003
Total Arsenic	mg/L		0.003	<0.003
Total Barium	mg/L		0.002	0.143
Total Beryllium	mg/L		0.001	<0.001
Total Bismuth	mg/L		0.002	<0.002
Total Boron	mg/L		0.010	0.125
Total Cadmium	mg/L		0.0001	0.0002
Total Chromium	mg/L		0.003	<0.003
Total Cobalt	mg/L		0.0005	<0.0005
Total Copper	mg/L		0.002	0.004
Total Iron	mg/L		0.050	<0.050
Total Lead	mg/L		0.0005	0.0009
Total Lithium	mg/L		0.010	<0.010
Total Manganese	mg/L		0.002	<0.002
Total Molybdenum	mg/L		0.002	0.003
Total Nickel	mg/L		0.003	<0.003
Total Phosphorus	mg/L		0.10	<0.10
Total Selenium	mg/L		0.002	<0.002
Total Silicon	mg/L		0.200	6.81
Total Silver	mg/L		0.0001	0.0004
Total Strontium	mg/L		0.005	1.22
Total Thallium	mg/L		0.0003	<0.0003
Total Tin	mg/L		0.002	<0.002
Total Titanium	mg/L		0.010	<0.010
Total Uranium	mg/L		0.0005	0.0020
Total Vanadium	mg/L		0.002	<0.002
Total Zinc	mg/L		0.020	0.057
Total Zirconium	mg/L		0.004	<0.004

Certified By:

Jris Veraástequi



Certificate of Analysis

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

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CANADA L4Z 1Y2
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<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Stan Denhoed

SAMPLING SITE:

SAMPLED BY:SD

Total Metals in Water (mg/L)

DATE RECEIVED: 2024-05-24

DATE REPORTED: 2024-06-04

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



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Quality Assurance

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

ATTENTION TO: Stan Denhoed

SAMPLING SITE:

SAMPLED BY:SD

Microbiology Analysis

RPT Date: Jun 04, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE				
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Total Coliforms & E.Coli (MI-Agar)															
Escherichia coli	5882146		0	0	NA										
Total Coliforms	5882146		0	0	NA										

Total Coliforms & E.Coli (MI-Agar)

Escherichia coli 5882146 0 0 NA

Total Coliforms 5882146 0 0 NA

Comments: NA - % RPD Not Applicable.

Certified By: _____



Nivine Basly



5835 COOPERS AVENUE
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Quality Assurance

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

ATTENTION TO: Stan Denhoed

SAMPLING SITE:

SAMPLED BY:SD

Water Analysis															
RPT Date: Jun 04, 2024			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE		MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

Inorganic Chemistry (Water)

Total Dissolved Solids	5881762		29400	29300	0.3%	< 10	92%	80%	120%					
Chloride	5883135		55.1	56.0	1.6%	< 0.10	93%	70%	130%	99%	80%	120%	102%	70%
Sulphate	5882146		23.4	23.5	0.4%	< 0.10	95%	70%	130%	100%	80%	120%	93%	70%
Total Calcium	5880885		104	108	3.8%	< 0.20	103%	70%	130%	103%	80%	120%	106%	70%
Total Magnesium	5880885		34.2	33.7	1.5%	< 0.10	98%	70%	130%	98%	80%	120%	116%	70%

Total Metals in Water (mg/L)

Total Aluminum	5880885		0.024	0.046	NA	< 0.010	97%	70%	130%	111%	80%	120%	104%	70%
Total Antimony	5880885		<0.003	<0.003	NA	< 0.003	96%	70%	130%	106%	80%	120%	111%	70%
Total Arsenic	5880885		<0.003	<0.003	NA	< 0.003	96%	70%	130%	99%	80%	120%	103%	70%
Total Barium	5880885		0.038	0.037	2.7%	< 0.002	100%	70%	130%	107%	80%	120%	106%	70%
Total Beryllium	5880885		<0.001	<0.001	NA	< 0.001	101%	70%	130%	118%	80%	120%	120%	70%
Total Bismuth	5880885		<0.002	<0.002	NA	< 0.002	97%	70%	130%	96%	80%	120%	93%	70%
Total Boron	5880885		0.740	0.709	4.3%	< 0.010	99%	70%	130%	123%	80%	120%	125%	70%
Total Cadmium	5880885		<0.0001	<0.0001	NA	< 0.0001	99%	70%	130%	101%	80%	120%	104%	70%
Total Chromium	5880885		<0.003	<0.003	NA	< 0.003	98%	70%	130%	99%	80%	120%	97%	70%
Total Cobalt	5880885		<0.0005	<0.0005	NA	< 0.0005	91%	70%	130%	100%	80%	120%	94%	70%
Total Copper	5880885		<0.002	<0.002	NA	< 0.002	98%	70%	130%	98%	80%	120%	92%	70%
Total Iron	5880885		<0.050	<0.050	NA	< 0.050	94%	70%	130%	106%	80%	120%	100%	70%
Total Lead	5880885		<0.0005	<0.0005	NA	< 0.0005	96%	70%	130%	99%	80%	120%	96%	70%
Total Lithium	5880885		0.064	0.063	1.6%	< 0.010	100%	70%	130%	128%	80%	120%	130%	70%
Total Manganese	5880885		<0.002	0.004	NA	< 0.002	91%	70%	130%	98%	80%	120%	100%	70%
Total Molybdenum	5880885		0.004	0.003	NA	< 0.002	100%	70%	130%	98%	80%	120%	97%	70%
Total Nickel	5880885		0.004	0.003	NA	< 0.003	92%	70%	130%	96%	80%	120%	95%	70%
Total Phosphorus	5880885		<0.10	<0.10	NA	< 0.10	94%	70%	130%	106%	80%	120%	121%	70%
Total Selenium	5880885		<0.002	<0.002	NA	< 0.002	99%	70%	130%	95%	80%	120%	96%	70%
Total Silicon	5880885		0.645	0.569	NA	< 0.200	100%	70%	130%	105%	80%	120%	124%	70%
Total Silver	5880885		<0.0001	<0.0001	NA	< 0.0001	92%	70%	130%	98%	80%	120%	91%	70%
Total Strontium	5880885		5.27	4.51	15.5%	< 0.005	94%	70%	130%	103%	80%	120%	NA	70%
Total Thallium	5880885		<0.0003	<0.0003	NA	< 0.0003	92%	70%	130%	91%	80%	120%	97%	70%
Total Tin	5880885		<0.002	<0.002	NA	< 0.002	100%	70%	130%	104%	80%	120%	105%	70%
Total Titanium	5880885		<0.010	<0.010	NA	< 0.010	93%	70%	130%	93%	80%	120%	120%	70%
Total Uranium	5880885		0.0009	0.0008	NA	< 0.0005	98%	70%	130%	96%	80%	120%	106%	70%
Total Vanadium	5880885		<0.002	<0.002	NA	< 0.002	91%	70%	130%	104%	80%	120%	99%	70%
Total Zinc	5880885		<0.020	<0.020	NA	< 0.020	101%	70%	130%	98%	80%	120%	90%	70%
Total Zirconium	5880885		<0.004	<0.004	NA	< 0.004	101%	70%	130%	99%	80%	120%	97%	70%

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. RPDs calculated using raw data. The RPD may not be reflective of duplicate values shown, due to rounding of final results.

Results relate only to the items tested. Results apply to samples as received.



5835 COOPERS AVENUE
 MISSISSAUGA, ONTARIO
 CANADA L4Z 1Y2
 TEL (905)712-5100
 FAX (905)712-5122
 http://www.agatlabs.com

Quality Assurance

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

ATTENTION TO: Stan Denhoed

SAMPLING SITE:

SAMPLED BY:SD

Water Analysis (Continued)

RPT Date: Jun 04, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE				
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

Comments: NA signifies Not Applicable.

Duplicate NA: results are under 5X the RDL and will not be calculated.

Matrix spike NA: Spike level < native concentration. Matrix spike acceptance limits do not apply and are not calculated.

QA Qualifier for metals – Total Boron and Total lithium: For a multi-element scan for lab control standards and matrix spikes, up to 10% of analytes may exceed the quoted limits by up to 10% absolute and it is considered acceptable.

Certified By: _____

Iris Verastegui



5835 COOPERS AVENUE
 MISSISSAUGA, ONTARIO
 CANADA L4Z 1Y2
 TEL (905)712-5100
 FAX (905)712-5122
<http://www.agatlabs.com>

QC Exceedance

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

ATTENTION TO: Stan Denhoed

RPT Date: Jun 04, 2024		REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Sample Id	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
			Lower	Upper		Lower	Upper		Lower	Upper

Total Metals in Water (mg/L)

Total Boron

Total Lithium

99%	70%	130%	123%	80%	120%	125%	70%	130%
100%	70%	130%	128%	80%	120%	130%	70%	130%

Comments: NA signifies Not Applicable.

Duplicate NA: results are under 5X the RDL and will not be calculated.

Matrix spike NA: Spike level < native concentration. Matrix spike acceptance limits do not apply and are not calculated.

QA Qualifier for metals – Total Boron and Total lithium: For a multi-element scan for lab control standards and matrix spikes, up to 10% of analytes may exceed the quoted limits by up to 10% absolute and it is considered acceptable.



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Method Summary

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

ATTENTION TO: Stan Denhoed

SAMPLING SITE:

SAMPLED BY:SD

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Microbiology Analysis			
Escherichia coli	MIC-93-7010	EPA 1604	Membrane Filtration
Total Coliforms	MIC-93-7010	EPA 1604	Membrane Filtration



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Method Summary

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

ATTENTION TO: Stan Denhoed

SAMPLING SITE:

SAMPLED BY:SD

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Water Analysis			
Total Dissolved Solids	INOR-93-6028	modified from EPA 1684, ON MOECC E3139, SM 2540C, D	BALANCE
Chloride	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
Sulphate	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
Hardness (as CaCO ₃) (Calculated)	MET-93-6105	modified from EPA SW-846 6010C & 200.7 & SM 2340 B	CALCULATION
Total Calcium	MET-93-6105	modified from EPA 6010D	ICP/OES
Total Calcium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP/MS
Total Magnesium	MET-93-6105	modified from EPA 6010D	ICP/OES
Total Magnesium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP/MS
Total Aluminum	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Antimony	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Arsenic	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Barium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Beryllium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Bismuth	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Boron	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Cadmium	MET -93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Chromium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Cobalt	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Copper	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Iron	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Lead	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Lithium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Manganese	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Molybdenum	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Nickel	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Phosphorus	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Selenium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Silicon	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Silver	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS



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Method Summary

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

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SAMPLING SITE:

SAMPLED BY:SD

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Total Strontium	INOR-93-6003	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Thallium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Tin	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Titanium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Uranium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Vanadium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Zinc	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Zirconium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS



Professional Urban Planning, Land Development & CPTED Consultants

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

August 19, 2024

Attn: Jamila Sheffield, Secretary Treasurer

Re: Recirculation of FL/A-22:248 and FL/B-22:72

Dear Ms. Sheffield,

Urban in Mind has been retained by Tracey Kowalchuk, owner of the property at 394 Old Brock Road, Hamilton ON. Applications FL/A-22:248 and FL/B-22:72 were previously tabled in 2022 due to the requirement of an Archaeological Assessment and Hydrogeological Report. A Stage 3 Archaeological Assessment Report was completed by Earthworks Archaeological Services Inc, and submitted to the Ministry in 2022. We have recently been informed by the Ministry that this report will now receive expedited review. We also understand that the Ministry sign-off will be a required 'condition of any severance approval', of which we agree.

A Hydrogeological Report was conducted by Harden Environmental Ltd. and submitted to the City. Upon review of this report, City Source Protection staff engaged with third party consultants at Cambium to initiate a peer review of the report. Various communications have been completed between Cambium and Harden Environmental Services to address concerns raised in Cambium's review. We understand that all Hydrogeological concerns have now been addressed.

As such, the following is a list of all revised or additional materials included in the recirculation of this application:

1. *Stage 3 Archaeological Assessment Report by Earthworks Archaeological Services Inc.*
2. *Copy of expedited review request letter signed by Tracy Kowalchuk and submitted by Earthworks.*
3. *Hydrogeological Report by Harden Environmental Services Ltd.*
4. *Revised Planning Justification Report to address new studies.*
5. *Revised severance sketch to add septic and leech bed, and approximate well location.*

Should you have any questions or difficulties recirculating these Minor Variance and Severance applications, please contact the undersigned.

Thank you for your consideration & Best Regards,

Dorothy Yeung

Planner/Development Coordinator

Urban in Mind, Professional Urban Planning, Land Development & CPTED Consultants

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

August 19, 2024

Attn: Jamila Sheffield, Secretary Treasurer

**Re: Acknowledgement of Adherence to Mitigative Measures Recommended in Stage 3
Archaeological Assessment Conducted by Earthworks Archaeological Services Inc.**

Dear Ms. Sheffield,

A Stage 3 Archaeological Assessment has been submitted to the Ministry for review in relation to the severance and minor variance applications. The Stage 3 Assessment concluded that a Stage 4 Assessment would be required for the area noted as 'AhGx-819' on the site. This area 'AhGx-819' of the site is not within, or near the proposed severed lot, and therefore any results of the Stage 4 Assessment will have NO IMPACT on the severed Lot itself. The retained lands will remain as agricultural and also maintain the Holding Provision to ensure the development is held until a Stage 4 Assessment can be completed and implemented. Other than the creation and removal of holding on the new lot, no changes to use or development rights are being made/proposed for the subject lands. A sketch has been attached to this letter showing the location of the archaeological potential in relation to the proposed severed lot (Figure 1).

For further clarification, the archaeological report states in relation to mitigation measures:

"The protected area will consist of the site location and an associated 10 metre buffer. If grading or other soil disturbing activities caused by the development project extent to the edge of the area to be avoided, the proponent must erect a temporary barrier around the area to be avoided, and "no go" instructions will be issued to all on-site construction crews, engineers, architects or others involved in the day-to-day decisions during construction."

We would like to acknowledge these mitigative measures and agree to their implementation on behalf of the owner, which will be adhered to accordingly (Figure 2).

Kind regards,



Dorothy Yeung,
Planner / Development Coordinator
Urban in Mind

Figure 1: Severance Sketch

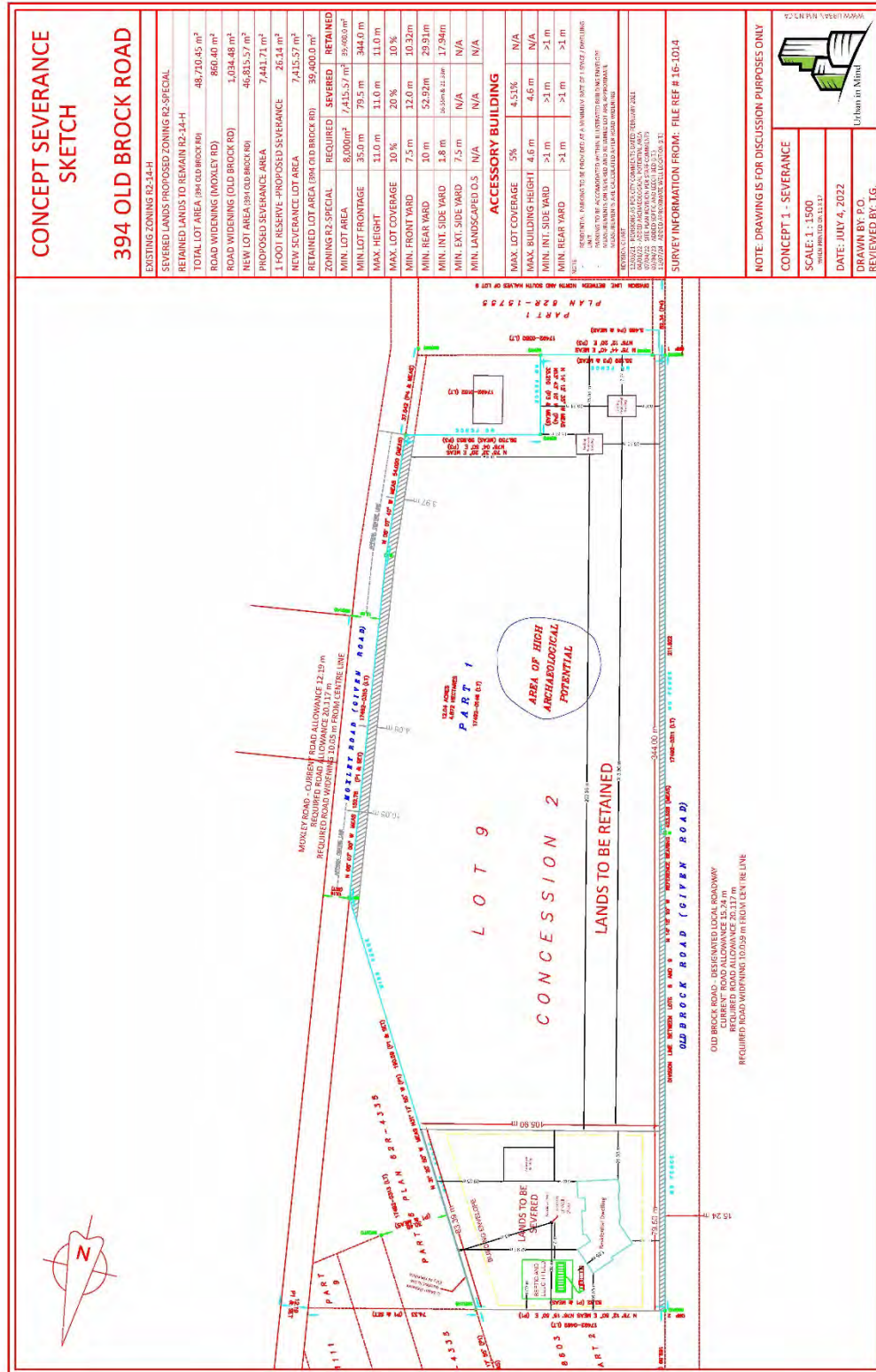
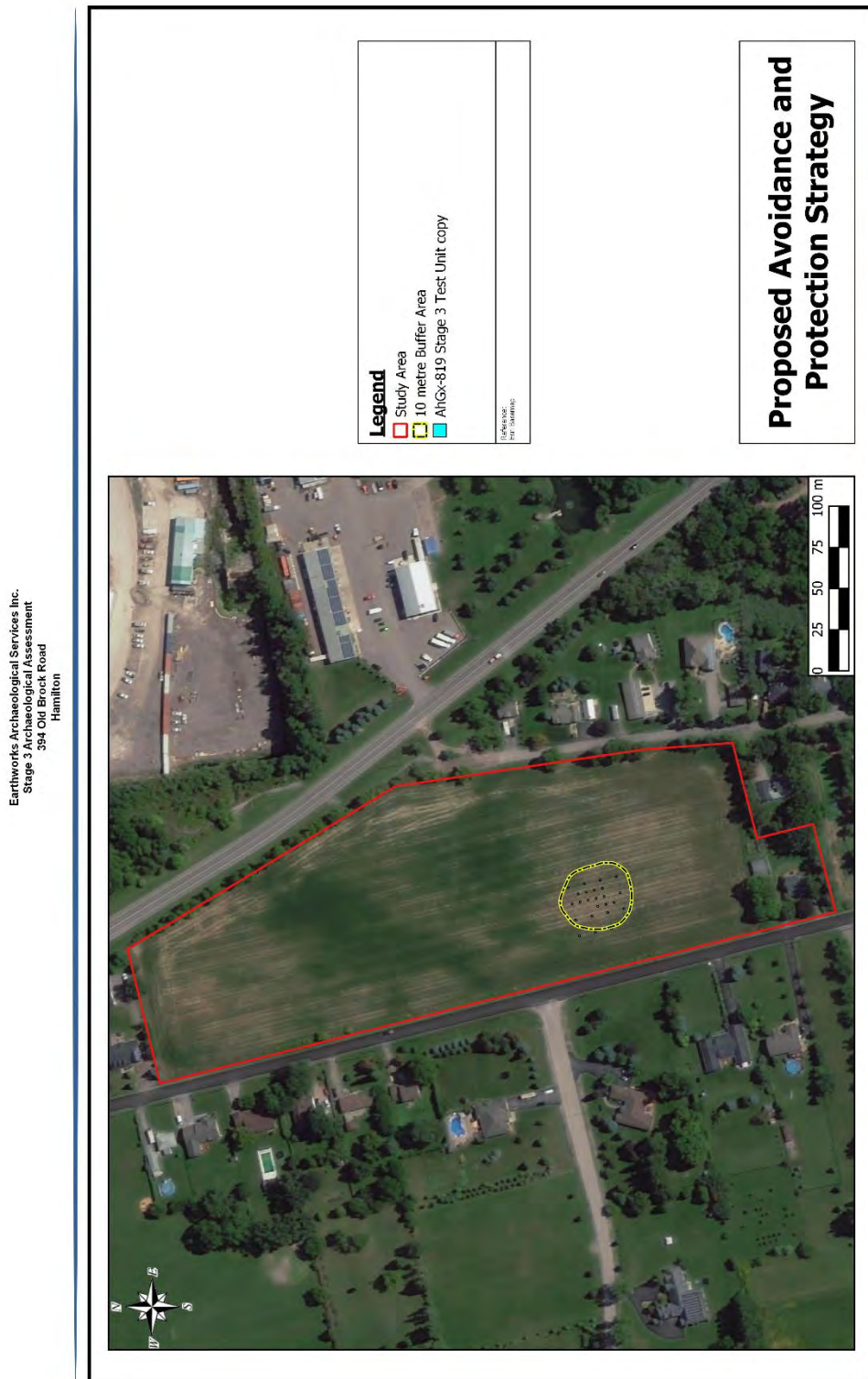
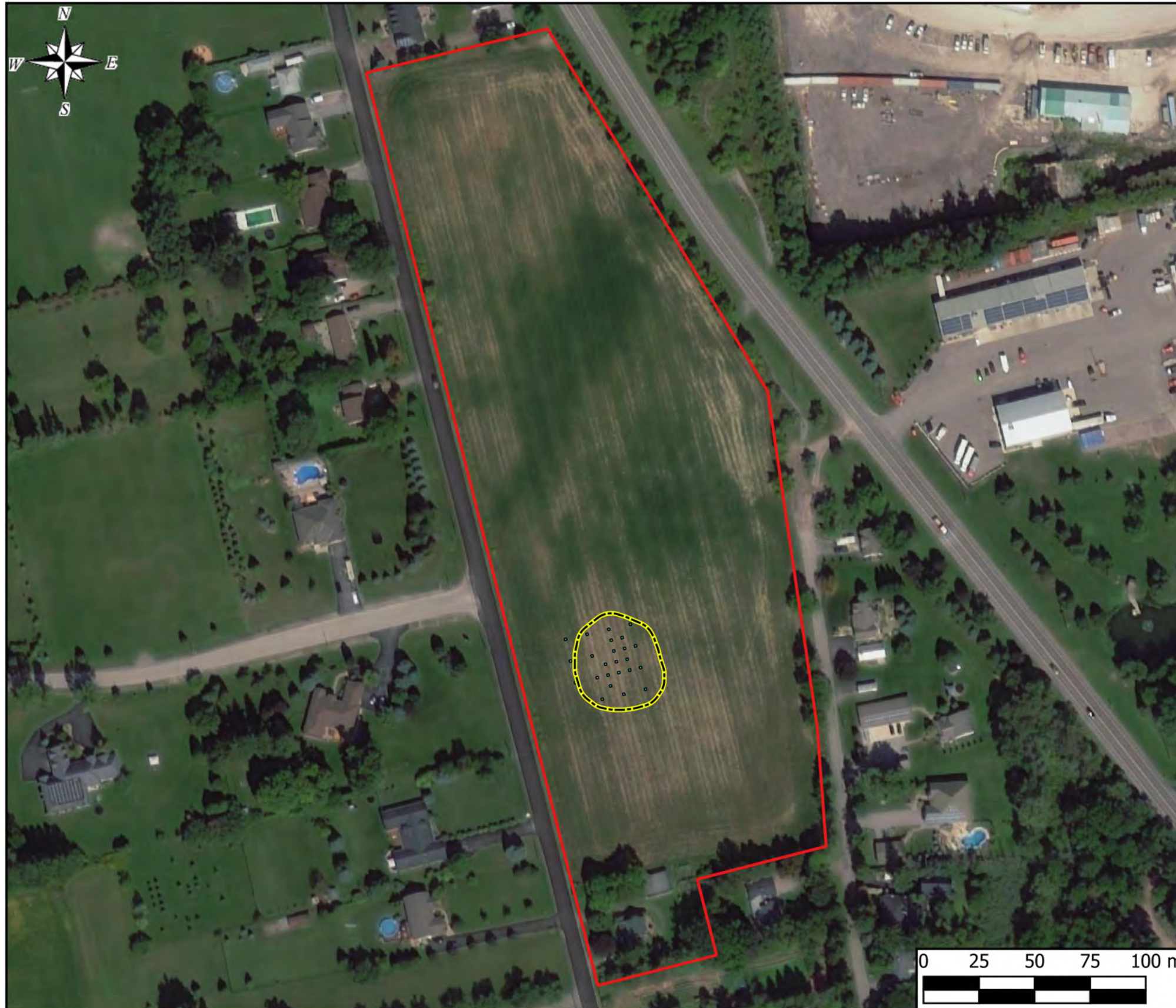





Figure 2: Mitigative Measures Recommended by Earthworks Archaeological Services Inc.





Legend

-  Study Area
-  10 metre Buffer Area
-  AhGx-819 Stage 3 Test Unit copy

Reference:
Esri Basemap

**Proposed Avoidance and
Protection Strategy**

8/2/2024

Archaeology Program Unit
Ministry of Citizenship and Multiculturalism
Citizenship, Inclusion and Heritage Division | Heritage Branch
401 Bay Street, Suite 1700
Toronto, Ontario
M7A 0A7

Re: Expedited Review Request of Stage 3 Archaeological Assessment AhGx-819 & AhGx-820

394 Old Brock Road Part of Lot 9 Concession 2, Geographic Township of Flamborough City of Hamilton. PIF: P1037-0085-2021 P1037-0091-2021

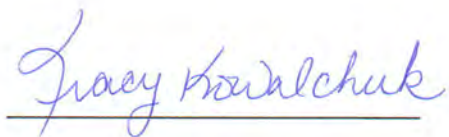
To Whom This May Concern,

This letter requests that the Ministry of Citizenship and Multiculturalism conducts an expedited review of the above archaeological assessment report completed by Earthworks Archaeological Services Inc.. The archaeological assessment report was required by the City of Hamilton Committee of Adjustment for severance and minor variance applications in 2022. The application was tabled at the time due to the need for an archaeological assessment. The City of Hamilton requires a clearance letter from the Ministry to move forward with resubmission as a complete application. All required submission materials have been obtained, and the Ministry's clearance is the remaining item that is needed for resubmission.

This application requires a Ministry clearance letter to move forward with the City. We ask that this report is reviewed by September 16, 2024.

Thank you for your assistance.

Respectfully,



Tracy Kowalchuk

Fwd: Expedited Report Review Request Granted / *

Mike G <m.golloher@gmail.com>

Tue 2024-08-13 7:41 PM

To: Dorothy Yeung <DYeung@urbaninmind.ca>

----- Forwarded message -----

From: **pastport** <pastport@ontario.ca>

Date: Tue, Aug 13, 2024, 3:45 p.m.

Subject: Expedited Report Review Request Granted / *

To: <m.golloher@gmail.com>

Cc: <PastPort@ontario.ca>

Dear Michael Golloher,

Your request for an expedited review of report number 62308 submitted under Project Information Form P1037-0085-2021 on Aug 5, 2024 has been granted and the report has been assigned for review.

Thank you for your expedited review request. This report has been entered into the Register without technical review, so this request for expedited review is cancelled.

Please do not reply to this e-mail. The message will be undeliverable, and we are unable to respond from this address.

If you have any questions about this message, email us at: Archaeology@ontario.ca



KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

December 21, 2022

Jamila Sheffield
Secretary-Treasurer
Committee of Adjustment
City of Hamilton
71 Main St. West, 5th Floor
Hamilton, Ontario L8P 4Y5

Dear Jamila Sheffield:

**RE: Consent Application - 394 Old Brock Road, Flamborough (FL/B 22:72)
OUR FILE 9526JK**

On behalf of our Client, Lafarge Canada Inc. (Lafarge), please accept the following comments on the proposed consent located at 394 Old Brock Road, Flamborough (FL/B 22:72). It is our understanding that the proposed consent seeks to create one residential building lot along Old Brock Road.

Lafarge owns and operates the Dundas Quarry, which is located approximately 40 metres to the northeast of the proposed lot, with the existing processing area at the quarry in close proximity to the proposed lot. The Dundas Quarry is an existing 'major facility' in the context of the Provincial Policy Statement (PPS), which are defined as facilities which may require separation from sensitive land uses, such as residences.

The proposed consent would introduce a new sensitive land use (building lot to support a new residence) in close proximity to an established major facility. The PPS policies under Section 1.2.6.1 state the following:

"Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures."

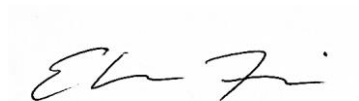
In accordance with the above policy, it is requested that land use compatibility be appropriately demonstrated through the necessary studies to confirm that the introduction of a new sensitive land use can meet the policy tests under Section 1.2.6.1 of the PPS as it relates to the existing Dundas Quarry operation. In particular, it is requested that should the application for consent proceed, that a noise study be completed and that the new lot and associated sensitive receptor be designed to satisfy all provincial requirements, including NPC-300.

It is our understanding that the application has currently been deferred and it would be appreciated if the City could please advise should a date be set for the application to return to the Committee of Adjustment.

Thank you for consideration of our comments and should you have any questions we would be more than happy to discuss.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read "Ellen Ferris". The signature is written in a cursive style with a small dot at the end of the last letter.

Ellen Ferris, BSc., MSc., MCIP, RPP
Associate

cc. *Mal Wensierski | Lafarge*
Brian Zeman | MHBC



Tracy Kowalchuk (Client)

tracyk@sympatico.ca

905-975-3261

Severance Part 1 Lot 9, Con 2 Old Brock Road, Greensville, Ontario Septic Investigation

1. INTRODUCTION

Egmond Associates Ltd (EAL) was contacted by Terrance Glover of Urban-In-Mind to conduct a well and septic investigation at 394 Old Brock Road, Greensville, Ontario, as a model for a new lot to be severed from the parcel. The client is Tracy Kowalchuk, the property owner. The investigation includes a site visit, a review of available maps and water well/geotechnical data by others, pump test data and septic evaluation of 394 Old Brock Road at the parent parcel. This report only covers the septic evaluation.

2. SCOPE

The scope of the investigation was:

- Carry out a desktop study.
- Review the on site 394 septic bed area to look for evidence of breakout and field performance.
- Using the above information, provide an opinion on septic issues for the site.

All matters, including other well, septic, environmental, surface water, geotechnical, etc. matters such as frost depth, consolidation, not set out above were and remain specifically not part of the EAL duties or responsibilities.

3. SITE

The site was located at the north end of the Parent Parcel 394 Old Brock Road, Greensville, Ontario (Figure 1). The site is primarily an agricultural field at present. The parent parcel residence is at the southern side of the parcel. The site survey shows the proposed lands to be severed on the North side of the site for a new residence (Figure 2). The proposed new parcel location and the parent parcel are not serviced by municipal water or sewer.

The site is in the community of Greensville, which is part of the City of Hamilton. A Lafarge quarry is about 70 m East of the Site.

A topographic map of the area (Figure 3) shows that the surface elevation at new parcel and the existing well (6813924) at 394 is about 250 m to 253m Above Sea Level (ASL). The existing well on the parent parcel is about 14.3m deep (base elevation 235.7 m ASL) and the static water level is about 6.45 m (243.55 m ASL). The new parcel and parent parcel are reasonably close to the same elevation across the two parcels.



The elevation at the location of the proposed severed lot is about 250 m to 253m ASL. The grading on the agricultural central portion of the property appears to be concave and slopes towards the centre of the site and towards the East. The quarry to the East has a lowest elevation of about 231 m ASL.

4. SEPTIC

The septic bed at the parent parcel 394 Old Brock Road was inspected by means of a site walkover as surrogate for what might be expected at the new parcel.

The septic tank is located on the North side of the house. A rectangle of distressed vegetation and slight mound is evident above the septic tank (Figure 4) owing to soil removal from a recent tank maintenance and pumping.

The septic bed is located in front of the house on the West side (Figure 5). No evidence of breakout was noted. Grass around the septic bed looked healthy and no patterns in the vegetation outlining the location of the septic bed were visible. It appears that the septic bed is working normally.

EAL contacted the City of Hamilton Building Department for records of the septic bed. The records show that the septic bed was installed in May 2000. The current septic bed apparently replaced an existing bed which had become plugged after 50 years.

The leaching bed on the 394 Old Brock Site was designed for a total length of 84m made of 76mm diameter PVC distribution pipe. The leaching bed is laid in 5 runs and is gravity fed.

EAL hand dug three test pits on the new parcel to about 250mm deep to determine surface soil type at the location of the proposed severed lot. It was found that the surface soils appeared to be a fine brown sand.

Assuming that the soils are the same to the bottom depth of a new septic bed, a T time of 5 min/cm could be used in the design of the septic bed. At the time of new construction of a septic bed, the T time shall be determined by further investigation.



5. CONCLUSION AND RECOMMENDATIONS

EAL conducted a septic inspection, reviewed geological data by others. Using this data, soil properties were estimated.

The following comments are made respecting the new lot based on the work completed herein.

EAL witnessed what appeared to be a functioning septic system on the parent parcel.

- The upper 250mm of soil was found to be a fine sand.
- The soils near the site are generally sandy in nature in the upper 5 m or more, though clays with sand and gravel are present in wells or test holes by others near the site.
- The septic bed will normally be in the upper 1m of the soil column.

Sandy soils if present likely have a T-time of about 5min/cm. Clayey soils are likely to have T-Times that are longer (12 to 50 minutes per centimetre) would require designers to have larger septic beds if conventional septic systems are used. The same soils appear on the parent parcel near the house at 394 Old Brock Road, where the septic bed was apparently operating normally. T-Time tests should be completed at the time of design and construction.

Septic Use

Septic system use and successful operations depend to a large part on users and on construction (follow the OBC).

- The design of the septic system, should include all possible occupancies and uses/fixtures.
- An operations manual shall be provided for users in the pump and septic rooms.
- For large numbers of guests a training session may be useful.



6. CLOSURE

6.1. USE

This letter report supersedes all drafts, verbal reports, emails, and discussions of the area of concern, of the site, etc. and represents EAL's current full and entire interpretation of the matters herein.

This letter report is prepared for the use of the client and Egmond Associates Ltd. All others with an interest in the site or sites are to undertake their own investigations, etc. to determine how or if the site affects them.

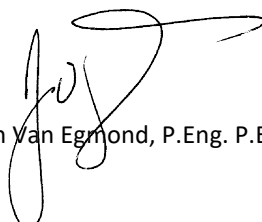
6.2. TERMS AND CONDITIONS

Use of this letter report is subject to the Terms and General Conditions as attached. This letter report was prepared by Egmond Associates Ltd under the direction of John Van Egmond, P.Eng. We trust that the information contained in this report is adequate for your present purposes. This report is for the use of the client, and EAL in the 2021 Site severance planning phase. All others with an interest in the site shall determine how or if the conditions of the site affect them, their costs, plans etc., and neither of EAL, nor any client will be responsible for use of this report by others.

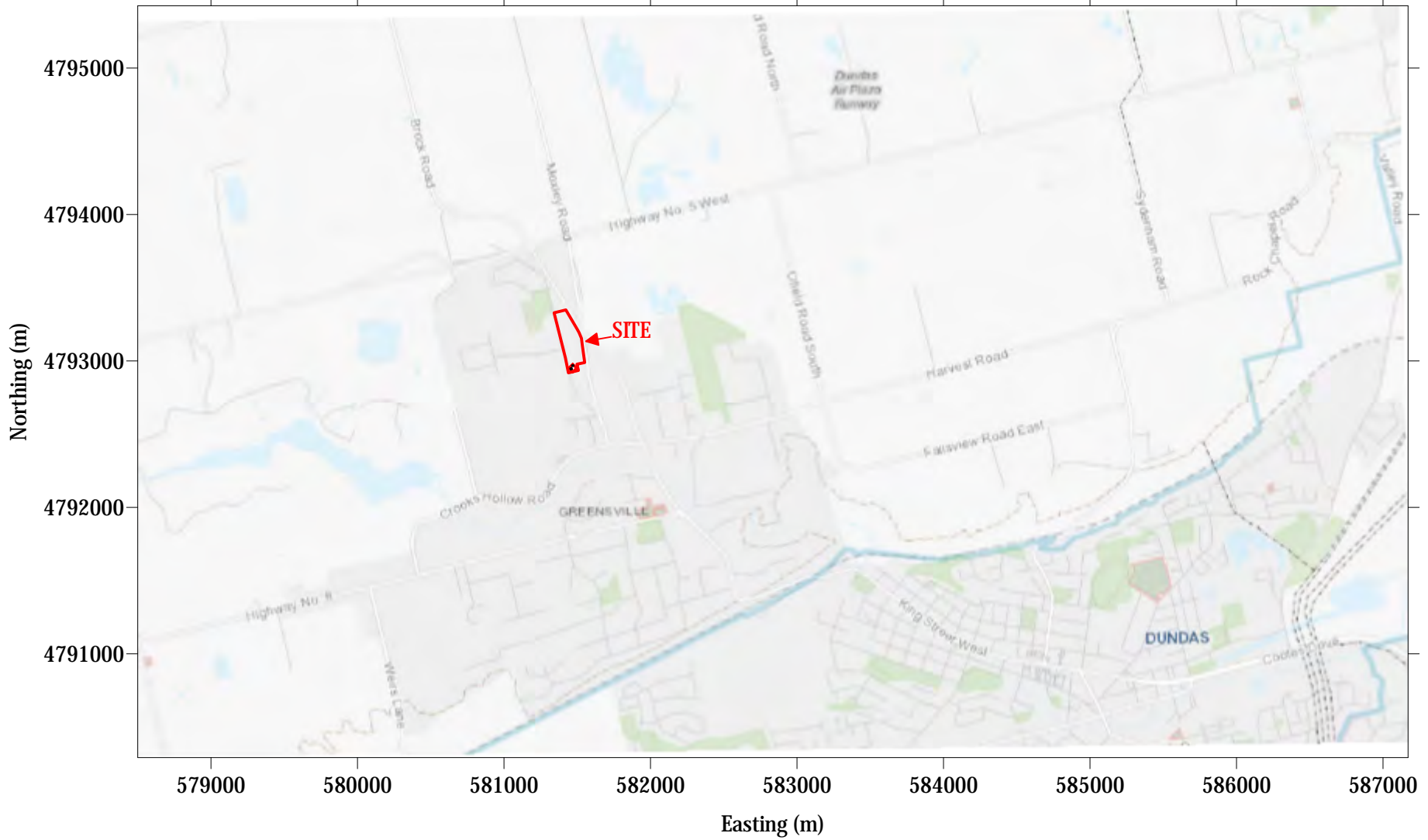
Sincerely,

Egmond Associates Ltd
Geotechnical & Environmental Engineers


Julie VanderMeulen, B.Eng., MaSc


John Van Egmond, P.Eng. P.E., President





Source: City of Hamilton maps, 2021
Location overview

30719
394 Old Brock Road
Greenville, ON

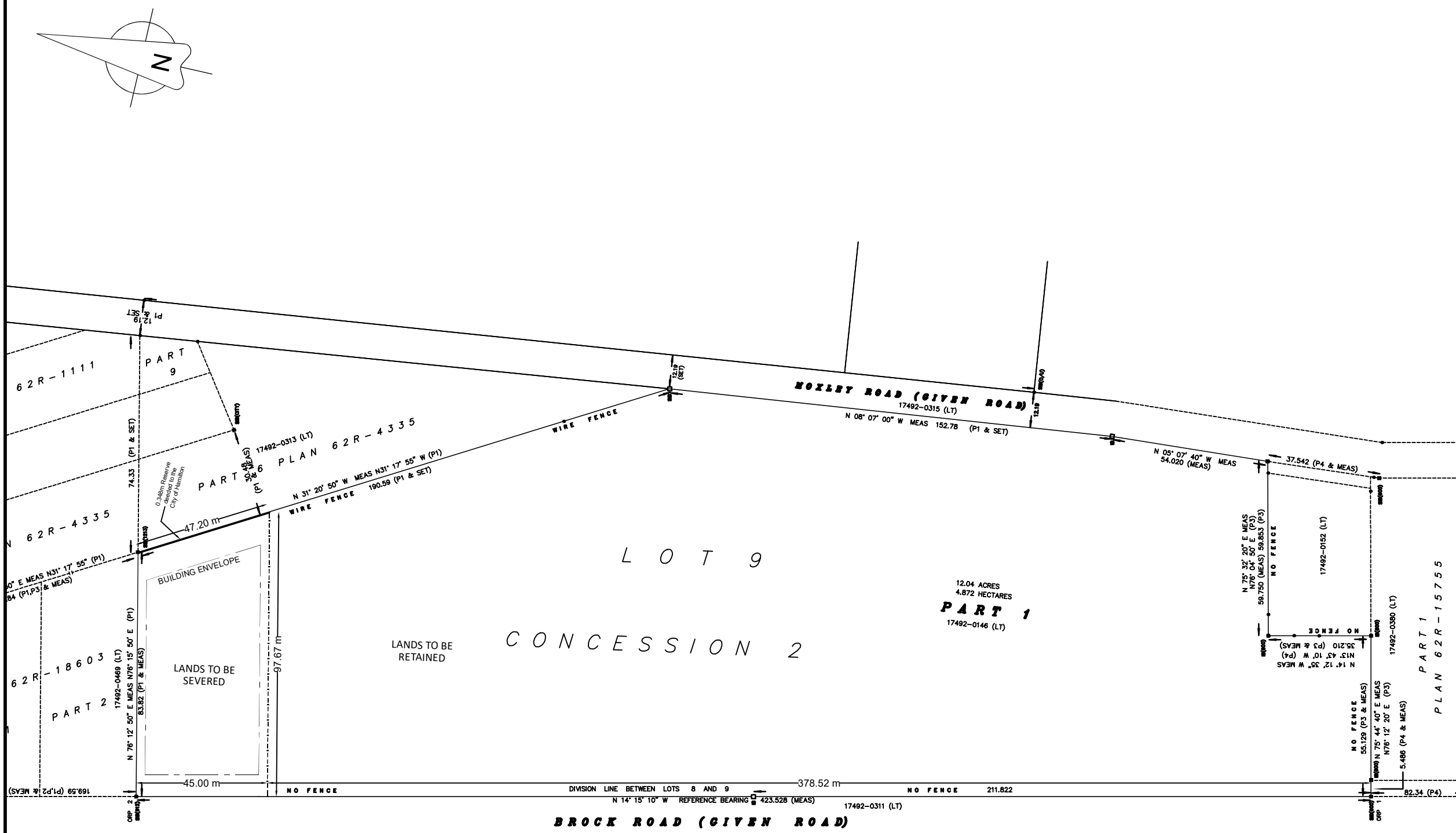
FIGURE 1

CONCEPT SEVERANCE SKETCH

394 OLD BROCK ROAD

EXISTING ZONING R2-14-H	
PROPOSED ZONING R2-SPECIAL	
TOTAL LOT AREA	48,710.45 m ²
PROPOSED SEVERANCE AREA	4,084.67 m ²
1 FOOT RESERVE -PROPOSED SEVERANCE	14.39 m ²
NEW SEVERANCE LOT AREA	4,070.28 m ²
RETAINED LOT AREA	44,625.78 m ²

	REQUIRED	SEVERED	RETAINED
MIN. LOT AREA	8,000m ²	4,070.28 m ²	44,625.78 m ²
MIN. LOT FRONTAGE	35.0 m	45.0 m	375.52 m
MAX. HEIGHT	11.0 m	11.0 m	11.0 m
MAX. LOT COVERAGE	10 %	10 %	10 %
MIN. FRONT YARD	7.5 m	7.5 m	7.5 m
MIN. REAR YARD	10 m	10 m	10 m
MIN. INT. SIDE YARD	3.0 m	3.0 m	3.0 m
MIN. EXT. SIDE YARD	7.5 m	7.5 m	7.5 m
MIN. LANDSCAPED O.S	n/a	n/a	n/a



SURVEY INFORMATION FROM: FILE REF # 16-1014
L.G. WOODS SURVEYING INC.
 PROFESSIONAL LAND SURVEYORS
 334 HATT STREET – DUNDAS DISTRICT
 CITY OF HAMILTON, L9H 2H9
 TEL (905) 627-0978 – FAX (905) 627-2818

NOTE: DRAWING IS FOR DISCUSSION PURPOSES ONLY


CONCEPT 1	 www.URBANINMIND.CA
SCALE: 1 : 1500 WHEN PRINTED ON 11 X 17	
DATE: DECEMBER 21, 2020	
DRAWN BY: S.C. REVIEWED BY: T.G.	

FIGURE 2



Base map: Google Earth, 2021
Topography: Toporama, 2021
Site location
Shows topography near the site. Note the quarry to the east

30719
394 Old Brock Road
Greenville, ON

FIGURE 3





Source: EAL, May 31, 2021
Location of septic bed.
Septic bed is in the front yard. No evidence of breakout noted.
No evidence of distressed vegetation.

30719
394 Old Brock Road
Greenville, ON

FIGURE 5



APPENDIX
Septic Records



USE PERMIT

For Class 4,5,6 Sewage System

Application No. WF-12-2000

39A OLD BROCK RD - FLAMBOROUGH

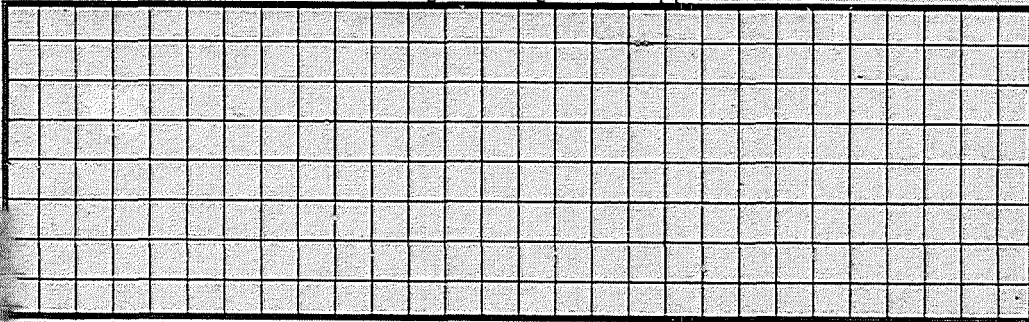
INSPECTION DETAILS	TIME: <u>12:30</u>	DATE: <u>MAY 16/2000</u>	WEATHER: <u>CLEAR</u>
REPRESENTING			

1. Work authorized by the Building Permit has been satisfactorily completed and includes:

- a) Septic tank/holding tank of working capacity of EXISTING Litres.
- b) Septic tank/holding tank constructed of Steel Concrete
 Fibre Glass On Site
 Prefabricated Type: _____
- c) Number of bedrooms/units 3
- d) Leaching bed of total 8.4 meters : of 76 mm (millimeters) diameter distribution pipe of PVC
 (Type and product description e.g manufacturer and material of pipe) laid in 5 runs and fed by GRAVITY
 (gravity, siphon, pump).
- e) Proprietary Aerobic System: Manufacturer: _____ Model: _____
- f) Other Details NEW BED TO REPLACE OLD



2. Location

- a) System components installed as shown on application supporting Building Permit
- b) If located other than in a), use space below for sketch and dimensions from permanent point of reference sufficient to facilitate future location of tank and leaching bed including orientation of pipe runs.



The following work remains to be completed:-

- Backfill System and Complete
- Finish Grading to Shed Run-Off and Divert Water Around Leaching Bed
- Stabilize all Sloped Surfaces
- Other SEED OR SO2

USE PERMIT		
Under Section 2.4.1.1 of the <u>Ontario</u> Building Code, 403/97, and subject to the provisions of the Act and Regulations a Permit is hereby issued to (Owner) _____ for the use and operation of the Class <u>A</u> sewage system constructed/installed/enlarged/extended/alterd pursuant to the Building Permit issued under the above application number in accordance with the application and Building Permit with any changes indicated above and located at (location) <u>39A OLD BROCK RD</u> in the Town of Flamborough.		
Inspected and Recommended By: 	Permit Issued By:  Peter Vanderbeek, Chief Building Official	Date: <u>MAY 17/2000</u>

Note: No change can be made to any building(s) or structure(s) in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will or is likely to be affected by the change, unless a new Building Permit is obtained.

WARNING: UNDER NO CIRCUMSTANCES SHOULD A HOMEOWNER ENTER A SEPTIC TANK. NOXIOUS GASES WHICH ARE HEAVIER THAN AIR REMAIN IN THE TANK AFTER THE TOP IS REMOVED, AND HAVE CAUSED DEATH BOTH TO THE ORIGINAL VICTIM AND TO THOSE WHO ATTEMPT TO RESCUE HIM FROM THE TANK



TOWN OF FLAMBOROUGH

Application Form And Building Permit For A Class 2 - 6 Sewage System

Shaded areas for office use only

2510ED

Application No.	WF-12-2000
Fee Receipt No.	11986
Date Received	MAY 11/2000

OWNER (S) NAME: [REDACTED]

STREET ADDRESS: 394 OLD BROCK ROAD

MAILING ADDRESS: SAME

CITY/ PROVINCE: GREENSVILLE ONTARIO

POSTAL CODE: L [REDACTED]

PHONE NUMBER: HOME [REDACTED]

INSTALLERS NAME: [REDACTED]

LICENSE NUMBER: [REDACTED]

STREET ADDRESS: [REDACTED]

MAILING ADDRESS: [REDACTED]

CITY/ PROVINCE: [REDACTED]

POSTAL CODE: K9 [REDACTED]

PHONE NUMBER: 50 [REDACTED]

PROPOSE TO REPAIR A CLASS 4 SEWAGE SYSTEM TO SERVE A SINGLE FAMILY
(Construct, install, repair etc.) (Facility: e.g. single family dwelling, motel etc.)

TAX ROLL NUMBER: 2530 200 230 18400 SEVERANCE NUMBER: 0000

LOCATION ADDRESS: _____ LOT AREA: 12 ACRES

PLAN NUMBER: _____ LOT NUMBER: _____ CONCESSION: _____

STATE NUMBER OF:	BEDROOMS:	PEOPLE:	FLUSH TOILETS	URINALS	WASH BASINS & SINKS	SHOWERS & BATHTUBS	TOTAL FIXTURE UNITS
	3	1	1		2	1	10 1/2

WATER SUPPLY:

PROPOSED OR EXISTING

DUG OR BORED WELL DRILLED WELL MUNICIPAL

OTHER _____

COMPLETE SKETCH ON REVERSE OR LIST ATTACHMENTS: SEE ATTACHED DRAWINGS

I CERTIFY THAT THE ABOVE INFORMATION IS COMPLETE AND CORRECT AND THAT IF APPROVED, THE WORK WILL CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS.

AGENTS NAME: [REDACTED]

STREET ADDRESS: [REDACTED]

CITY/ PROVINCE: [REDACTED]

POSTAL CODE: L [REDACTED]

SIGNATURE: [REDACTED] DATE: May 11, 2000

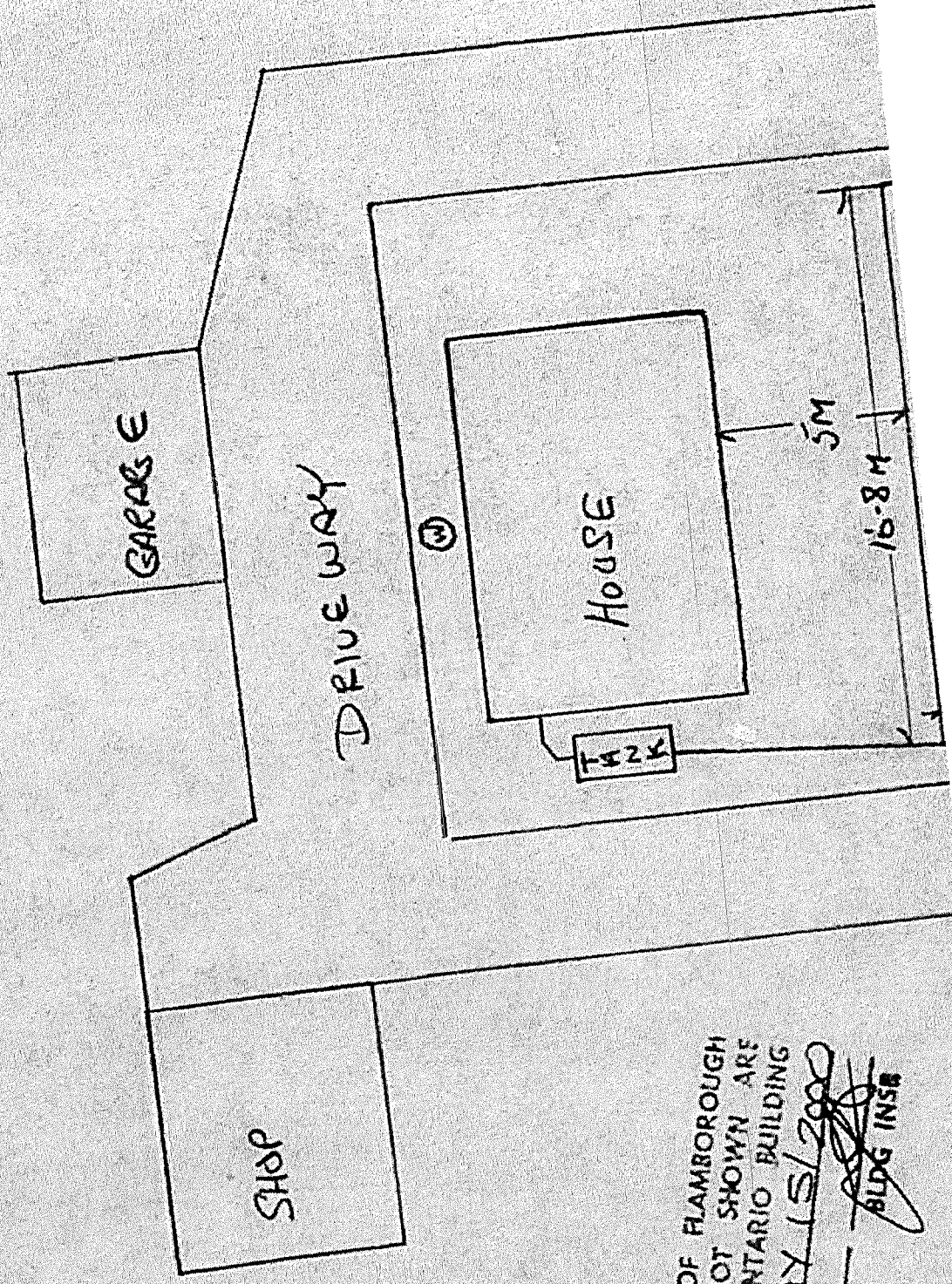
SECTION B - FOR SEWAGE SYSTEMS

MORE THAN ONE SEWAGE SYSTEM BE USED? YES NO **TOTAL # OF BEDROOMS ON THE PROPERTY** 3
TOTAL FLOOR AREA OF ALL DWELLINGS (PROVIDE COPIES OF FLOOR PLANS AS REQUIRED)
TOTAL FIXTURE UNITS WITHIN ALL BUILDINGS ON THE PROPERTY (TAKEN FROM SECTION "A" SEE PREVIOUS PAGE) 10 1/2
TOTAL DAILY DESIGN FLOW RATE (EXPRESSED IN L / DAY) (DETERMINE FROM ABOVE & FROM CHARTS PROVIDED) q = 1600
DESCRIBE THE SEWAGE SYSTEM AREA VEGETATION GRASS SLOPE LEVEL
DEPTH OF SOIL TO BEDROCK OR SANDPAN 15M TO HIGH WATER TABLE NONE
TYPE OF SOIL (E.G. MEDIUM SAND, CLAY, SANDY SILT, ETC.) GRAVELLY SAND
PERCOLATION TIME OF SOIL USED IN THE BED (EXPRESSED IN MIN / CM) (REFER TO THE BUILDING CODE) T = 10
DESCRIBE MANTLE (DOWNSLOPE AREA BELOW SEWAGE SYSTEM) VEGETATION GRASS
PROPER SOIL IS EXISTING OR **MUST BE IMPORTED** **DEPTH**
DESCRIBE TYPE OF SOIL TO BE USED **ESTIMATED T TIME**
PROPOSE TO CONSTRUCT (REFER TO ABOVE INFO & TO THE BUILDING CODE AND/OR INFO SHEETS & CHARTS PROVIDED)
 CLASS 2 GREY-WATER PIT **WALL STRUCTURE** CONCRETE BLOCK ROCK OTHER
DIMENSIONS OF PIT **LENGTH** **WIDTH** **HEIGHT** **TYPE OF COVER**
TYPE OF CLASS 1 TO BE USED: PRIVY COMPOSTING CHEMICAL ELECTRICAL OTHER
 CLASS 4 FILTER BED **PROOF OF APPROVED FILTER MATERIAL MUST BE PROVIDED**
DUG INTO EXISTING SOIL OR **RAISED** **IF RAISED, HOW FAR ABOVE EXISTING SOILS?**
AREA OF FILTER MEDIUM (SQ. M.) **# OF RUNS OF TILE** **HEADER** OR **DISTRIBUTION BOX**
USE EXISTING TANK OR **NEW CSA STANDARD** **CONCRETE** **POLYETHYLENE** **SIZE (L)**
 CLASS 4 TRENCH BED **DUG INTO EXISTING SOIL** OR **RAISED** **IF RAISED, HOW FAR ABOVE EXISTING SOILS?**
TOTAL LENGTH OF TILE (M) 80 **# OF RUNS OF TILE** 5 **HEADER** OR **DISTRIBUTION BOX**
USE EXISTING TANK OR **NEW CSA STANDARD** **CONCRETE** **POLYETHYLENE** **SIZE (L)**
 OTHER SEPTIC **DESCRIBE**
 CLASS 5 (HOLDING TANK) **A PUMP OUT CONTRACT MUST BE PROVIDED** **STEEL** **POLYETHYLENE** **OTHER**
SIZE (L) **ALARM IS** **AUDIO** **AND** **VISUAL** **DESCRIBE PLATFORM**
FOR ANY OF THE ABOVE IS A PUMP REQUIRED? YES NO **IF YES** **HEAD** **RUN** **HORSEPOWER**
 CONTRACTOR'S BUSINESS LICENCE # S 1999 3180 **ON-SITE SUPERVISOR'S LICENCE #** 1-1999-2210

ALL APPLICATIONS UNDER THIS SECTION MUST INCLUDE:
 A DETAILED SITE PLAN WHICH LOCATES ALL FEATURES & STRUCTURES WITH ALL DISTANCES INDICATED DRAWN TO SCALE
INCLUDE THE FOLLOWING ON THE SITE PLAN:
 PROPERTY LINES & TOPOGRAPHIC FEATURES - WATER COURSES/BODIES/SWAMPS, CLIFFS, BARE ROCK, SLOPE DEGREE & DIRECTION
 EXISTING & PROPOSED STRUCTURES - ALL BUILDINGS, DRIVEWAYS, UTILITY EASEMENTS, WELLS (STATE: DUG, BORED OR DRILLED - INCLUDE ALL NEIGHBOURS)
 EXISTING & PROPOSED SEWAGE SYSTEM(S) - TANK & TILE FIELD ORIENTATION, DISTRIBUTION LINES, MANTLE AREA, DETAILS OF EXISTING SYSTEM IF IT REMAINS IN USE

PRIOR TO CONSTRUCTION, ARRANGE FOR AN INSPECTOR TO APPROVE THE PROPOSED SITE AND SEWAGE SYSTEM
FEES FOR SEWAGE SYSTEM PERMITS AND INSPECTIONS ARE DETAILED IN SCHEDULE "A" OF THE BUILDING BY-LAW

394 OLD BRACK RD - FLAMBOROUGH.



PLANS REVIEWED BY TOWN OF FLAMBOROUGH
 BUILDING DEPARTMENT, ITEMS NOT SHOWN ARE
 TO BE IN COMPLIANCE WITH ONTARIO BUILDING
 CODE

BLDG PERMIT # _____ DATE OF ISSUE _____
 MAY 15/2000
 BLDG INSR



Tracy Kowalchuk (Client)

tracyk@sympatico.ca

905-975-3261

Severance Part 1 Lot 9, Con 2 Old Brock Road, Greensville, Ontario Well Pump Test

1. INTRODUCTION

Egmond Associates Ltd (EAL) was contacted by Terrance Glover of Urban-In-Mind to conduct a well and septic investigation at 394 Old Brock Road, Greensville, Ontario, as a model for a new lot to be severed from the parcel. The client is Tracy Kowalchuk, the property owner. The investigation includes review of available maps and water well/geotechnical data by others, a pump test and septic evaluation of 394 Old Brock Road at the parent parcel. Further a shallow seismic survey was conducted to estimate deeper soil conditions at the site.

2. SCOPE

The scope of the investigation was:

- Carry out a desktop study.
- Attend the 394 site and run a 3 hour pump test.
- Take water samples for bacteriological testing by the local health unit.
- Conduct a shallow seismic survey
- Using the above information, provide an opinion on groundwater, and geological conditions.

All matters, including other well, septic, environmental, surface water, geotechnical, etc. matters such as frost depth, consolidation, not set out above were and remain specifically not part of the EAL duties or responsibilities.

3. SITE

The site was located at the north end of the Parent Parcel 394 Old Brock Road, Greensville, Ontario (Figure 1). The site is primarily an agricultural field at present. The parent parcel residence is at the southern side of the parcel. The site survey shows the proposed lands to be severed on the North side of the site for a new residence (Figure 2). The proposed new parcel location and the parent parcel are not serviced by municipal water or sewer.

The site is in the community of Greensville, which is part of the City of Hamilton. A Lafarge quarry is about 70 m East of the Site.

A topographic map of the area (Figure 3) shows that the surface elevation at new parcel and the existing well (6813924) at 394 is about 250 m to 253m Above Sea Level (ASL). The existing well on the parent parcel is about 14.3m deep (235.7 m ASL) and the static water level is about 6.45 m (243.55 m ASL). The new parcel and parent parcel are reasonably close to the same elevation across the two parcels.



The elevation at the location of the proposed severed lot is about 250 m to 253m ASL. The grading on the agricultural central portion of the property appears to be concave and slopes towards the centre of the site and towards the East. The quarry to the East has a lowest elevation of about 231 m ASL. This elevation is below the water level identified in the well.

4. NEARBY WELLS AND GEOLOGY

EAL reviewed geology maps as well as nearby wells by others. A map of the wells in relation to the Site is shown in Figure 4. The well logs are presented in Appendix 1 based on work by others, in some cases decades ago.

The on site well number 6813924, drilled in 2003 shows the following:

Soil Description	Depth to layer (m)	Elevation at top of layer (m)
Clay: Silt, brown	0 m	250 m
Gravel: Sand, Silt, Grey	5.5m	244.5 m
Limestone: Brown	12.2 m	237.8 m
Depth water found	15.1 m	234.9 m
Static Water Level	6.7 m	243.3 m

Further, in 1953, well 6805947 was completed apparently near the middle of the parent parcel, though it was not detected in the field. EAL cannot be sure the location is reliable or on site.

Soil Description	Depth to layer (m)	Elevation at top of layer (m)
Clay, Gravel (EAL comment Clay Till?)	0	250 m
Gravel: Medium Sand	12m	238 m
Limestone	14 m	236 m
Depth water found	15.1 m	233.5 m
Static Water Level	7.3 m	242.7 m

Despite the presence of the Lafarge quarry to the East which is as deep as 231 m ASL, many of the wells in the area have a static water level at about 242 m to 244 m ASL, which is shallower than the depth of the quarry.

There appears to be a second deeper aquifer in the area that some wells access, which is at about 230 m ASL. Wells closer to the quarry tend to find this aquifer, indicating that there may be some potential for drawdown from the quarry (if it is being dewatered) to impact on such wells (EAL are not implying there will be a impact). The location of the proposed severed property is much closer to the quarry, so the aquifer also be at both the quarry and site.

The soil properties are generally clayey sand and gravel over limestone bedrock in the various wells identified herein and presented in the appendix. Limestone bedrock depth is variable in the area, but most wells show the bedrock elevation between 235m ASL and 243 m ASL.

On May 31, 2021 a seismic investigation was carried out by Julie vanderMeulen of EAL. Two lines of seismic data were recorded (Figure 5) to determine a correlation between well log depths and seismic data, so that the parent and new parcel would have further corroborative data as to the well depths.



The seismic investigation was carried out using a line of 12 geophones and a DAQLinkIII data logger. The geophones were spaced up to 8m. Seismic data can be used to determine and estimate subsurface properties and profiles. The seismic data was collected and processed using the ReMi method. The ReMi method uses passive shear and compression waves from surrounding noise such as footsteps and traffic.

The bedrock layer was interpreted by EAL to be at about 10m depth, or 240m ASL at 294 Old Brock Road and conforms reasonably to the finding at the well.

The results of the seismic analysis are in the Appendix.

5. PARENT PARCEL PUMP TEST

EAL conducted a pump test of the well at 394 Old Brock Road on May 31, 2021 as a surrogate for what is possible for a new well on the parent parcel, assuming the hydrogeology is relatively consistent. Julie vanderMeulen and John Van Egmond of Egmond Associates Ltd. carried out the test. The test involved using the house's pump system and running water from the exterior tap only at maximum volume for 3 hours. The system has an integrated pressure tank which is filled by the pump. As a result, the pump does not run constantly; rather it fills up the pressure tank then stops until the pressure tank needs to be refilled.

A Hoskin Scientific Water Level Gauge was used to measure the depth to the water table from the top of the well casing. To reduce the risk of introducing bacteriological contamination into the well, the probe and cable were washed in a 1:5 water/chlorine bleach mixture, and the well was kept closed between readings. Readings could be taken to 1mm accuracy on the tape, though EAL expect 1 cm is a more reliable measurement limit. One of the bolts holding the cap was broken loose, and the other three broke off during removal. The cap should be restored with new bolts that are not subject to seizing in the cap.

The pump test found that the average flow rate during the 3 hour test was 0.32 L/s (5.1 GPM). The flow rate over that time period varied between 0.3 L/s (4.7 GPM) and 0.37 L/s (5.8 GPM). The flow rate changed marginally over the duration of the 3 hour test with the tap running fully open.

The pump test did not find a continuous smooth drawdown curve (Figure 6). Rather, the water level went up and down over the duration. It appears that this is a result of the well recharging quickly within the periods between pumping up the pressure tank.

When comparing to the pump test in the original well log, the driller pumped at a rate of 1.2 L/s (20 GPM) for one hour. After their test completed, the well had recharged to its static level in under 15 minutes.

During the pumping test, the water temperature maintained a constant temperature of about 11°C.



6. WATER QUALITY

Two water samples were taken during the pump test for testing by the Hamilton Public Health Service.

The first sample was taken at the 1 hour mark directly from the hose being run for the test. The second sample was taken from the exterior tap at the end of the test. The test results show zero coliform and zero E.coli. This indicates that the water contains no harmful bacteria as measured by the lab test protocol and no harmful bacteria were introduced during the pump test. See Appendix for full test results.

During the test, the water would occasionally appear reddish. Occasionally the end of the water level probe would come up reddish with sediment on it. It is likely that the reddish colour may be iron oxide and the sediment was result of the sediments being stirred up from constant pumping. The home owner had no complaints about the water quality and had not reported staining laundry. It is noted that the water is hard at the site so the minerals in the water may contribute to colouring.

7. CONCLUSION AND RECOMMENDATIONS

EAL conducted a pump test, septic inspection, reviewed geological data by others and conducted other work to carry out an investigation on the probable water well conditions.

The following comments are made respecting the new lot based on the work completed herein.

Well

- EAL expect a well, that can maintain a 0.3 L/s (or nominally 5. GPM) or more should be possible based on the parent parcel tests and results at nearby wells. A new well should likely encounter bedrock within the depths of nearby wells and the well on the parent parcel. At the time of installation of a new well, a pump test shall be completed. The presence of a suitable water bearing zone seems likely but cannot be guaranteed. Sometimes wells will not find fractures or zones present in other near wells, or may find alternate zones. We expect a well should be feasible at the site.
- Wells that do not respond to near surface waters are to be preferred.
- Water maybe expected to be hardwater. If pumped for some time, it appears the water will have a temperature of about 11°C. If warmer water persists in pump tests a connection to the near surface heat may be indicated.
- EAL recommend that Ontario Drinking Water tests be conducted including metals, herbicides, pesticides, bacteria, and hardness as part of new wells.
- If wells encounter sulphurous (rotten egg smell) zones a new or deeper zone should be sought and one may need to explore if the zone is contaminated from surface by organics. EAL note there are likely two aquifers present in the area. One appears to be shallower aquifer at 6.45m depth (243.55 m ASL). The other but deeper aquifer appears to be at about 230m ASL.
- Due to proximity to the quarry, EAL consider the drilling for a future well should attempt to access the 230m ASL aquifer or deeper aquifers below the elevation of the base of the quarry.



Well Operations

New well use and successful operations depend to a large part on users and on construction (follow the OBC).

- One can by excessive water use (more than the well can provide in the short or long term) cause movement of fines into wells and well screens as high speed waters carry sediments to the wells or screens, causing loss of function. Further, when pumping large volumes, the drawdown from one well may cause unacceptable drawdown of nearby wells. Further, in this case, a quarry is nearby. Its changing operations may change the groundwater regime.
- A well may function for many years with low use and fail quickly under high use.
- The user should size the well and system according to the needs of the user during the well installation period. If a user elects to use more than one aquifer additional wells should be used to prevent damage of one water bearing zone by another.
- Hard water may be present. Metals such as Iron and Manganese, though not a health hazard, may cause reddening of clothes and other issues. Softeners, filters, and osmotic filters can be applied – though their use is often at the discretion of a user. UV filters can reduce live biological contamination, but EAL advise one deal with the source of biological contaminants or find different water supplies. At present we found the water from the parent parcel was not biologically contaminated.



8. CLOSURE

8.1. USE

This letter report supersedes all drafts, verbal reports, emails, and discussions of the area of concern, of the site, etc. and represents EAL's current full and entire interpretation of the matters herein.

This letter report is prepared for the use of the client and Egmond Associates Ltd. All others with an interest in the site or sites are to undertake their own investigations, etc. to determine how or if the site affects them.

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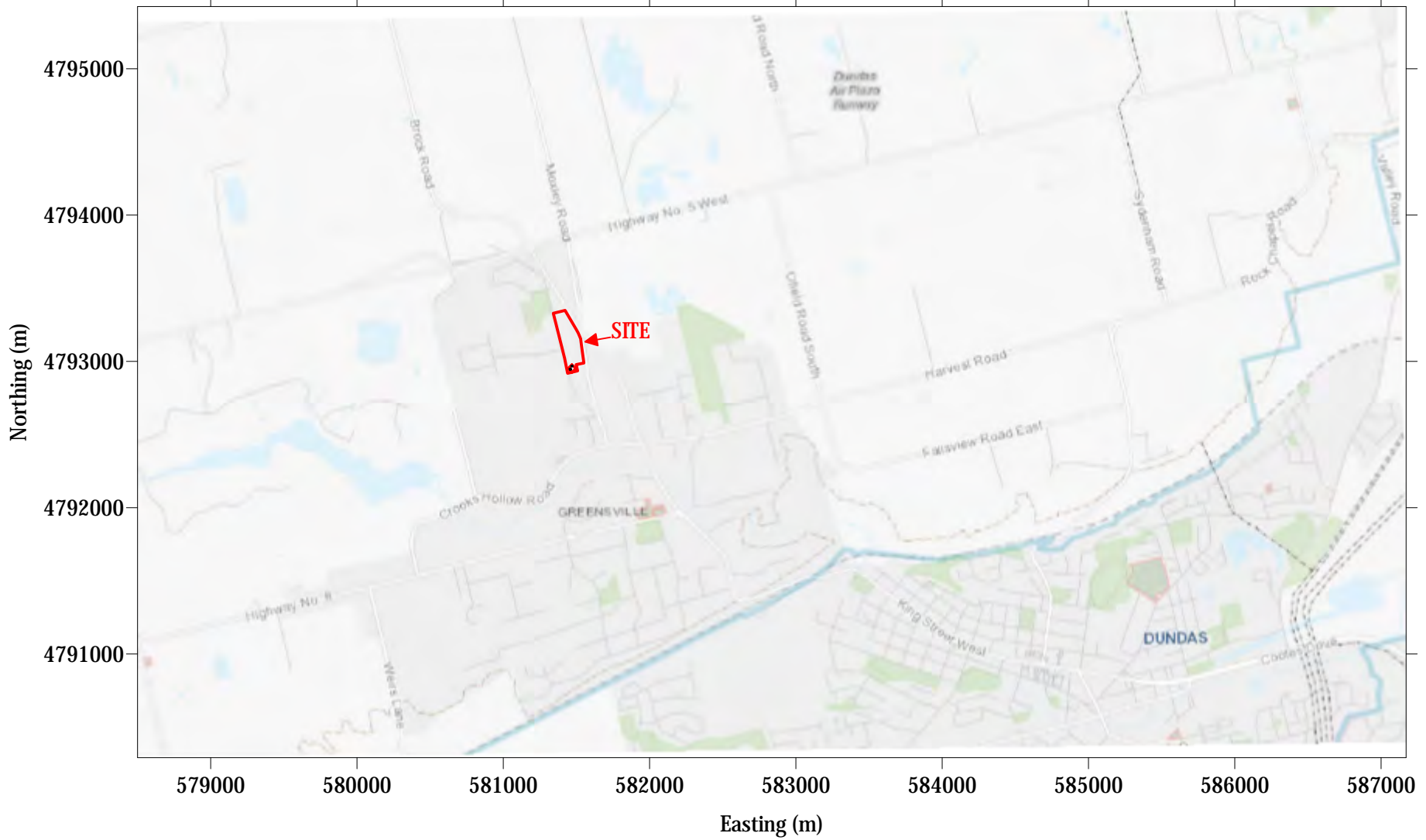
Sincerely,

Egmond Associates Ltd
Geotechnical & Environmental Engineers

Julie VanderMeulen, B.Eng., MaSc

John Van Egmond, P.Eng. P.E., President





Source: City of Hamilton maps, 2021
Location overview

30719
394 Old Brock Road
Greenville, ON

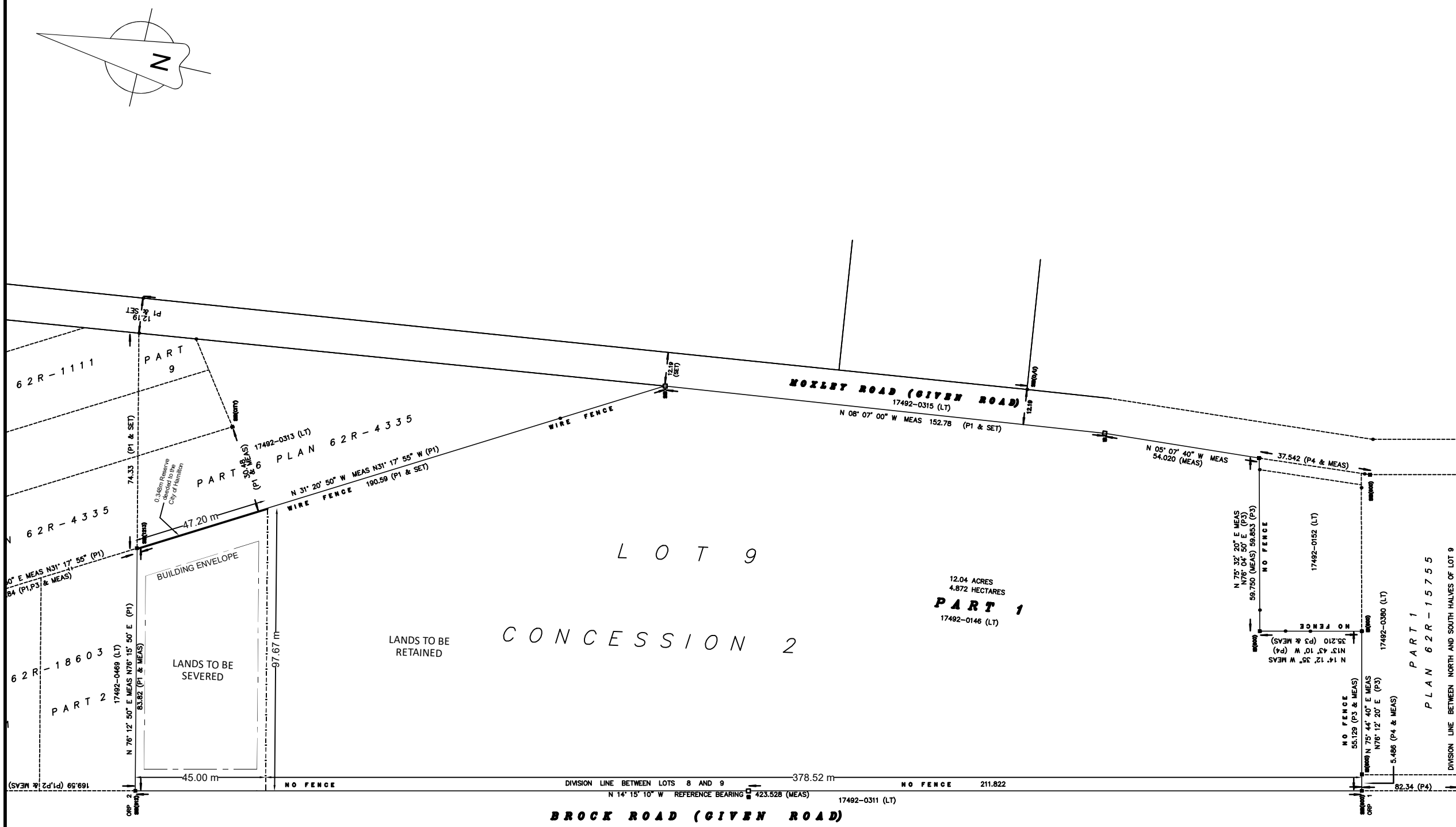
FIGURE 1

CONCEPT SEVERANCE SKETCH

394 OLD BROCK ROAD

EXISTING ZONING R2-14-H	
PROPOSED ZONING R2-SPECIAL	
TOTAL LOT AREA	48,710.45 m ²
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1 FOOT RESERVE -PROPOSED SEVERANCE	14.39 m ²
NEW SEVERANCE LOT AREA	4,070.28 m ²
RETAINED LOT AREA	44,625.78 m ²

	REQUIRED	SEVERED	RETAINED
MIN. LOT AREA	8,000m ²	4,070.28 m ²	44,625.78 m ²
MIN. LOT FRONTAGE	35.0 m	45.0 m	375.52 m
MAX. HEIGHT	11.0 m	11.0 m	11.0 m
MAX. LOT COVERAGE	10 %	10 %	10 %
MIN. FRONT YARD	7.5 m	7.5 m	7.5 m
MIN. REAR YARD	10 m	10 m	10 m
MIN. INT. SIDE YARD	3.0 m	3.0 m	3.0 m
MIN. EXT. SIDE YARD	7.5 m	7.5 m	7.5 m
MIN. LANDSCAPED O.S	n/a	n/a	n/a



SURVEY INFORMATION FROM: FILE REF # 16-1014
L.G. WOODS SURVEYING INC.
 PROFESSIONAL LAND SURVEYORS
 334 HATT STREET – DUNDAS DISTRICT
 CITY OF HAMILTON, L9H 2H9
 TEL (905) 627-0978 – FAX (905) 627-2818

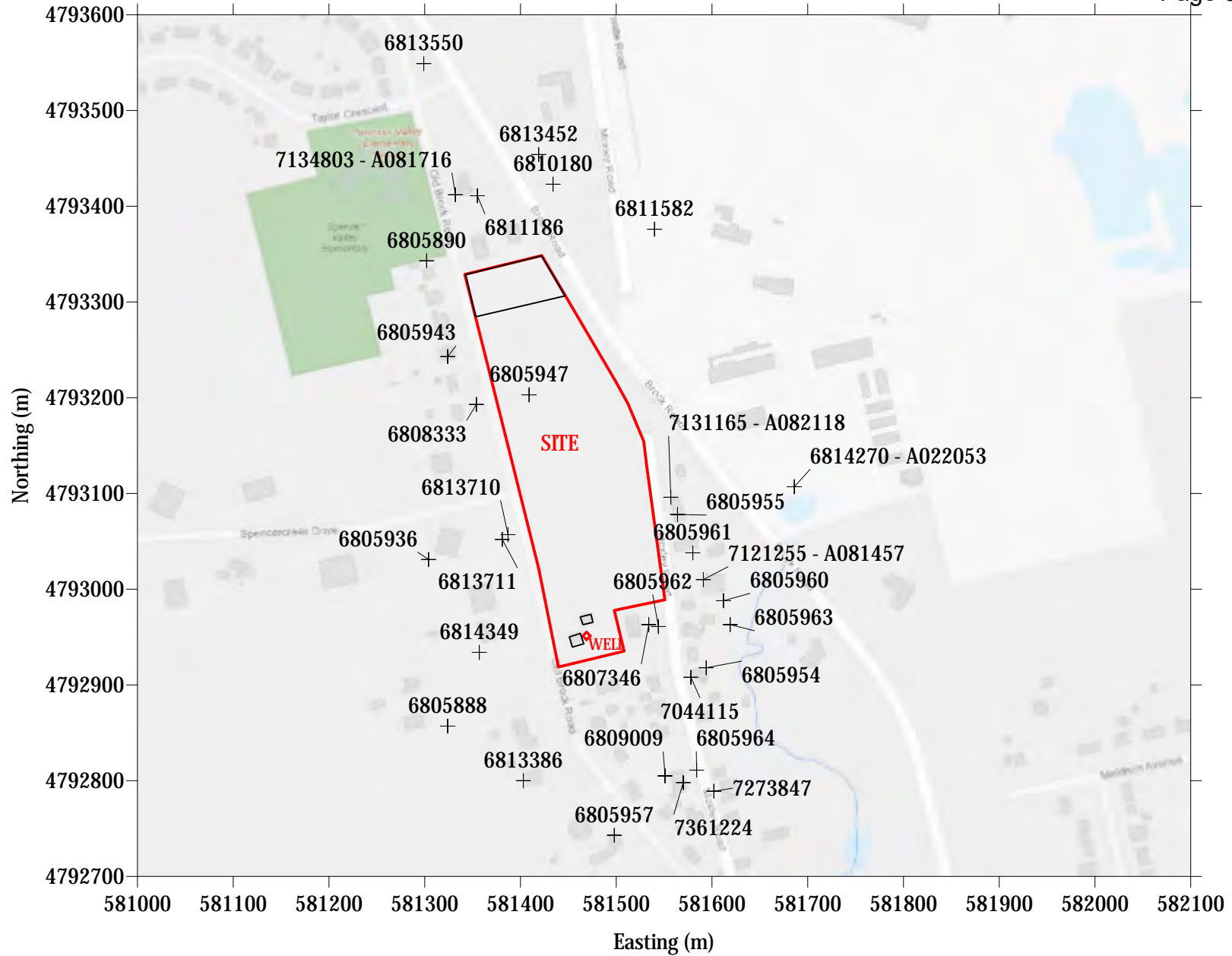
NOTE: DRAWING IS FOR DISCUSSION PURPOSES ONLY

CONCEPT 1
 SCALE: 1 : 1500
WHEN PRINTED ON 11 X 17
 DATE: DECEMBER 21, 2020
 DRAWN BY: S.C.
 REVIEWED BY: T.G.



FIGURE 2

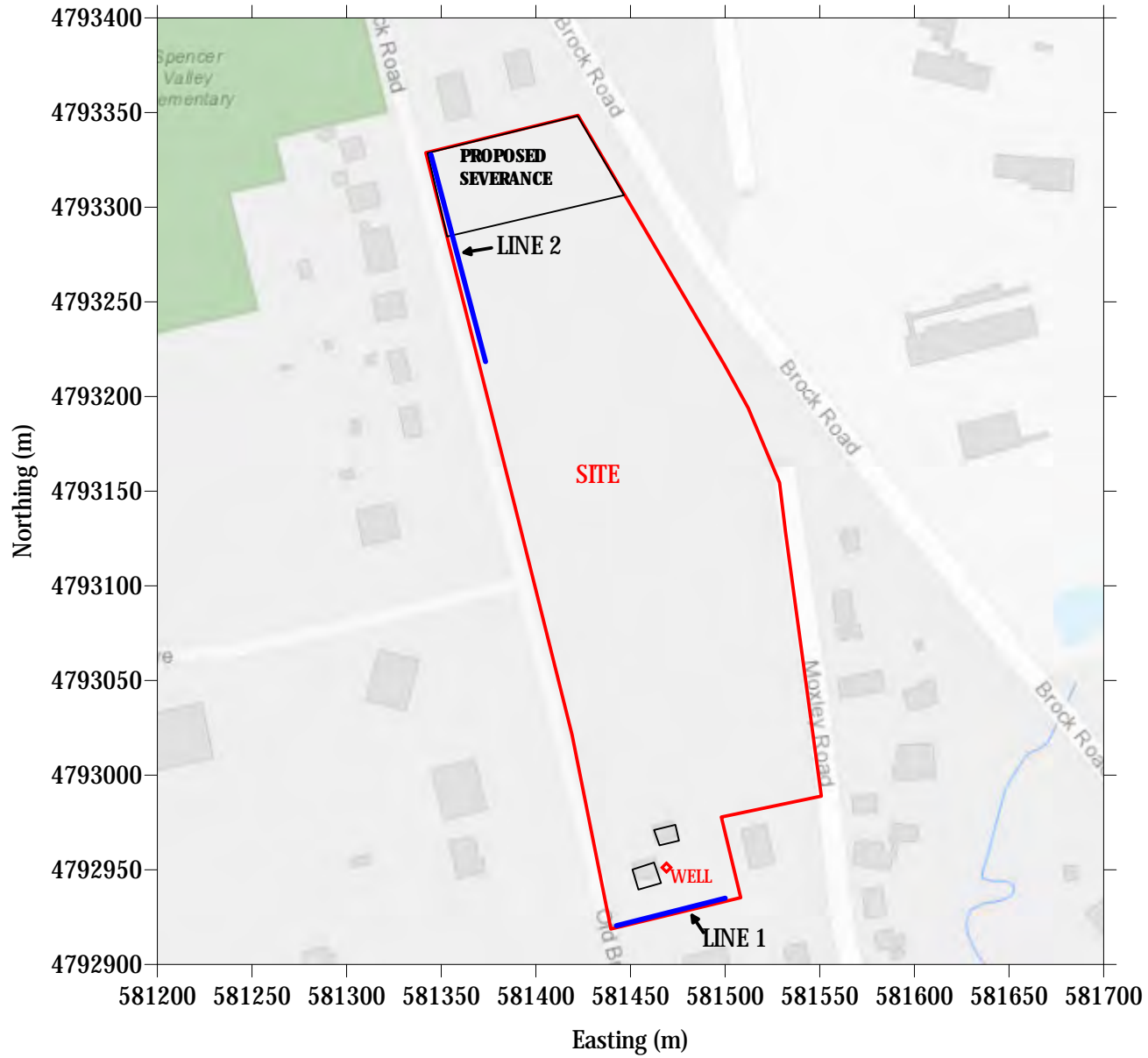




Source: Ontario Well Records
Wells surrounding the site.

30719
394 Old Brock Road
Greensville, ON

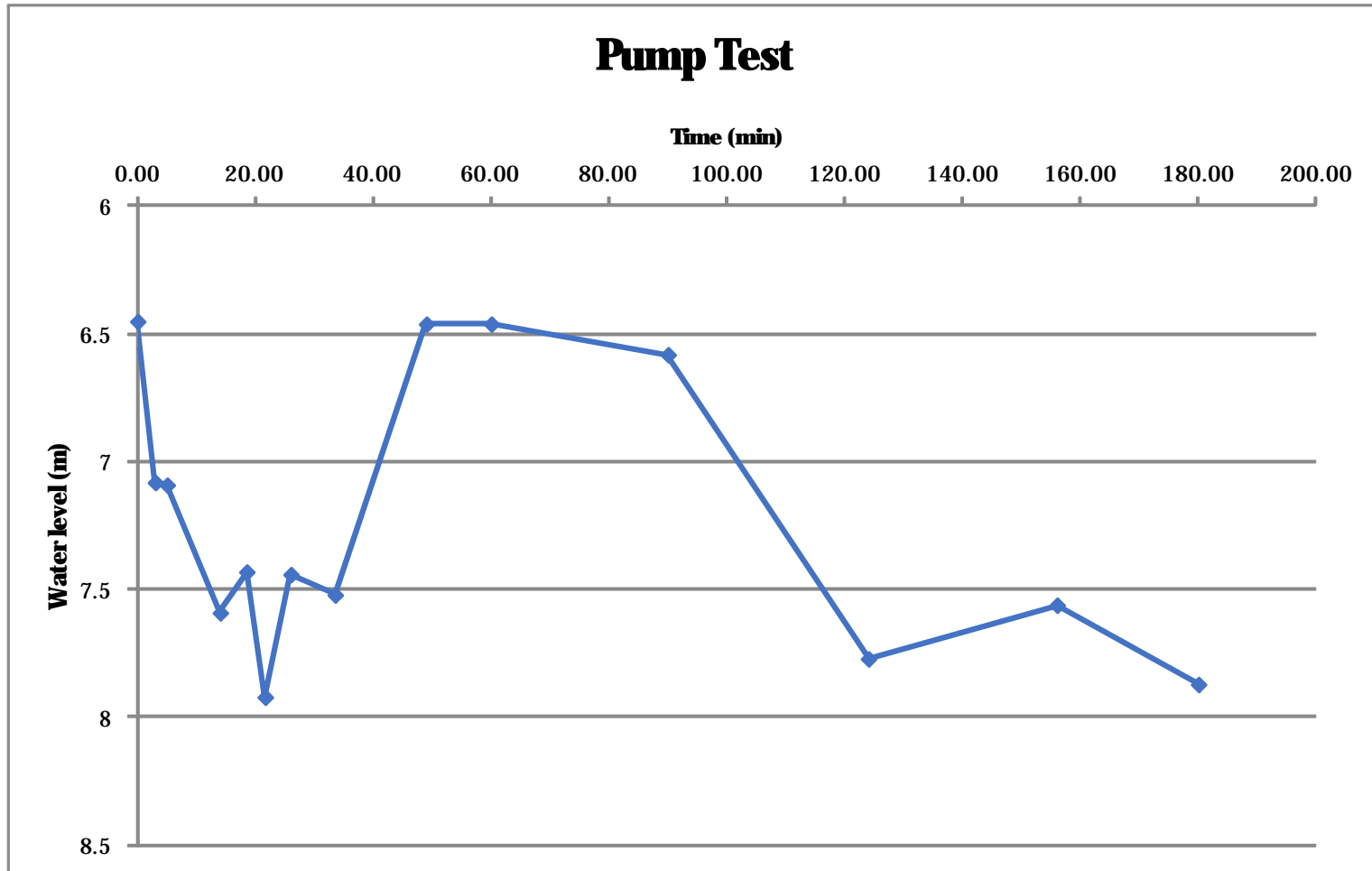
FIGURE 4



Source: EAL May 31, 2021
Seismic test lines

30719
394 Old Brock Road
Greenville, ON

FIGURE 5



Source: EAL May 31, 2021
Pump Test data

30719
394 Old Brock Road
Greenville, ON

FIGURE 6



APPENDIX
Wells by others
Seismic Analysis
Lab results

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address / Nom et adresse postale de l'auteur de la demande d'analyse	Location of Water Source / Emplacement de la source d'eau
First Name, Last Name / Prénom, Nom de famille TRACY KOWALCHUK Street address / Adresse municipale 394 OLD BROCK ROAD DUNDAS, ON L9H 6A8	Lot, Concession / ou lot, concession Emergency Locator # / 911# Street address / Adresse municipale 394 OLD BROCK RD DUNDAS ON L9H6A8 County / Comté: NOT PROVIDED Health Unit # / # du bureau de santé: 2237

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 011720602	Purification system used (e.g. UV, filtration, etc.)? / Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?	Not answered / Pas répondu
Phone # / # tél.: 905 975 3261	Authorized by / Autorisé par	
Date/Time Collected / Date/heure du prélèvement*: 2021-05-31 11:40:00	Chief, Medical Microbiology or Designate	
Date/Time Received / Date/heure Reçu le*: 2021-05-31 16:29:00		
Specimen Note / Note sur l'échantillon: This specimen was received in good condition unless otherwise stated./À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.		

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL	0
E.coli CFU/100 mL / E. coli UFC/100 mL	0
Interpretation / Interprétation: There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the vulnerability of well water to external influences, it is important to test water frequently. Consult local health unit for information if required. Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.	
Date of Analysis / Date de l'analyse: 2021-05-31	Date Read / Analyse effectuée le: 2021-06-01

Please Note / Prière de noter ce qui suit :

The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.
These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.
Note: This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants./ Remarque: Cet échantillon d'eau n'a été analysé que pour déceler (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@oahpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@oahpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

*All time values are EST /EDT/Toutes les heures sont exprimées en HNE ou en HAE.

Print Date / Date d'impression*: 2021-06-01

Page 1 of 1

LIMS Report #: 41240278

Date Reported / Date du rapport*: 2021-06-01 16:06:26

T_SingleSampleOPHL_WATPRIVATE.rpt

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only

Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /

Nom et adresse postale de l'auteur de la demande d'analyse

First Name, Last Name / Prénom, Nom de famille

TRACY KOWALCHUK

Street address / Adresse municipale

394 OLD BROCK ROAD
DUNDAS, ON L9H 5A8

Location of Water Source /

Emplacement de la source d'eau

Lot, Concession / ou lot, concession

Emergency Locator # / 911#

Street address / Adresse municipale

394 OLD BROCK RD
DUNDAS ON L9H6A8

County / Comté: NOT PROVIDED

Health Unit # / # du bureau de santé: 2237

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 011720875

Phone # / # tél.: 905 975 3261

Date/Time Collected / Date/heure du prélèvement*: 2021-05-31 13:38:00

Date/Time Received / Date/heure Reçu le*: 2021-05-31 16:29:00

Specimen Note / Note sur l'échantillon:

This specimen was received in good condition unless otherwise stated. / À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Purification system used (e.g. UV, filtration, etc.)? /
Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?

No / Non

Authorized by / Autorisé par

Chief, Medical Microbiology or Designate

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL

0

E.coli CFU/100 mL / E. coli UFC/100 mL

0

Interpretation / Interprétation:

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the vulnerability of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: 2021-05-31

Date Read / Analyse effectuée le: 2021-06-01

Please Note / Prière de noter ce qui suit :

The results apply to the sample as received / Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour déceler (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@oahpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@oahpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

*All time values are EST /EDT/Toutes les heures sont exprimées en HNE ou en HAE.

Print Date / Date d'impression*: 2021-06-01

Date Reported / Date du rapport*: 2021-06-01 16:06:17

Page 1 of 1

Final

LIMS Report #: 41240274

T_SingleSampleOPHL_WATPRIVATE.rpt



Ministry of the Environment

Well Tag No. (Place Sticker and/or Print Below)

Tag #: A164254

A164254

Well Record

Regulation 903 Ontario Water Resources Act

Page 1 of 1

Measurements recorded in: Metric Imperial

Address of Well Location (Street Number/Name) 374 MOXLEY ROAD		Township WEST FLAMBOROUGH	Lot 9	Concession Z
County/District/Municipality GREENSVILLE		City/Town/Village DUNDAS	Province Ontario	Postal Code L9M5L4
UTM Coordinates NAD 83	Zone 17	Easting 581593	Northing 4792815	Municipal Plan and Sublot Number

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
	DRIVE POINT PIEZOMETER INSTALLED IN EXISTING WELL TILE				
	BOTTOM OF PIT = 4.75 m below ground				

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
From	To	

Method of Construction		Well Use		
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Dewatering
<input type="checkbox"/> Rotary (Reverse)	<input checked="" type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole	<input checked="" type="checkbox"/> Monitoring
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning	
<input type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial		
<input type="checkbox"/> Other, specify		<input type="checkbox"/> Other, specify		

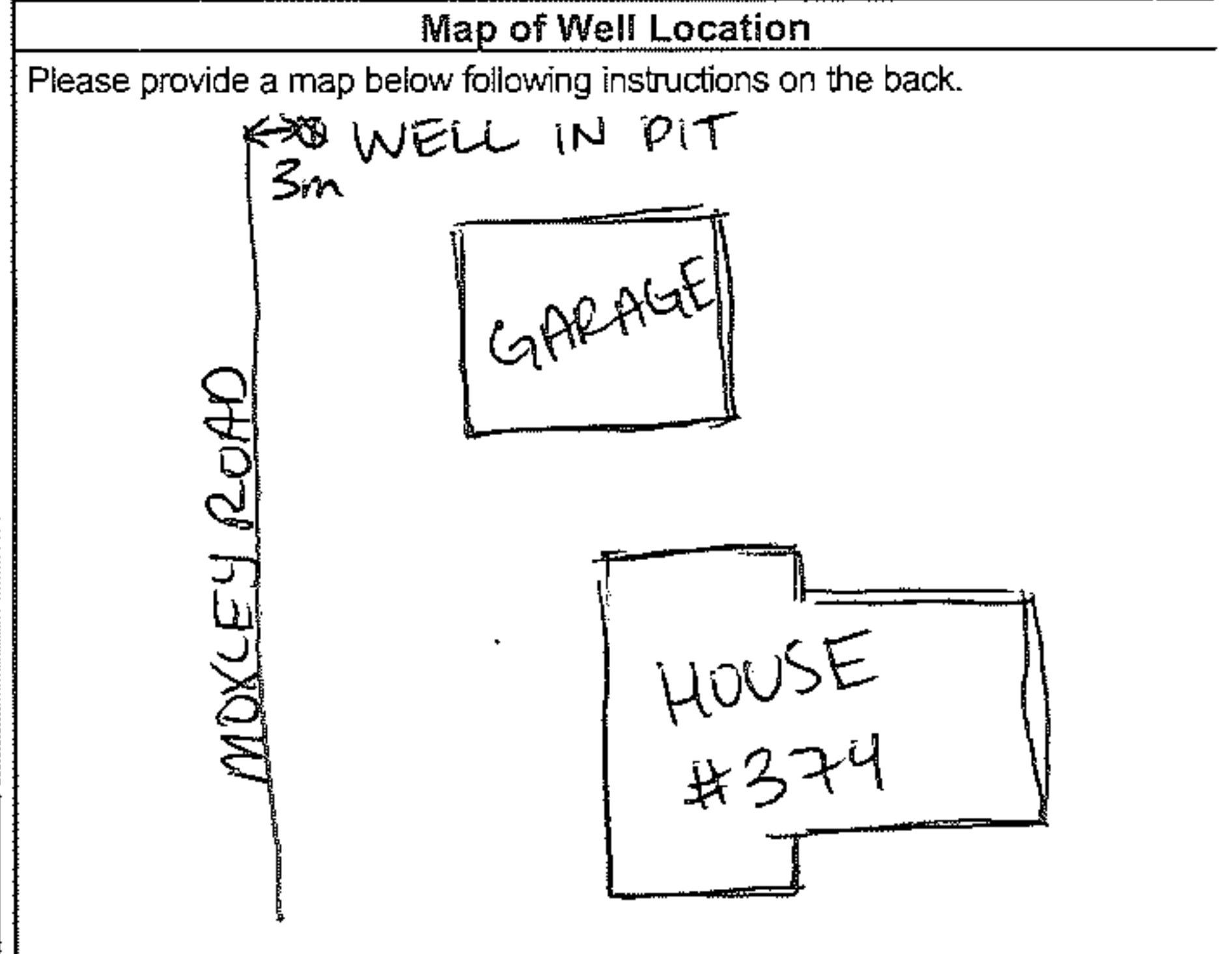
Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		<input type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input checked="" type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify <input type="checkbox"/> Other, specify
			From	To	
2"	PVC PLASTIC	0.147	4.8	5.4	

Construction Record - Screen				Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)		<input type="checkbox"/> Other, specify
			From	To	
1	STEEL	10	4.8	5.4	

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Depth (m/ft)	Diameter (cm/in)
From	To	From	To

Well Contractor and Well Technician Information			
Business Name of Well Contractor TIM LOTIMER & ASSOC		Well Contractor's Licence No. 7426	
Business Address (Street Number/Name) 9-91 A MAIN ST E		Municipality GRIMSBY	
Province ON	Postal Code L3M1N6	Business E-mail Address TIM@TIMLOT.CA	
Bus. Telephone No. (inc. area code) 2892358387	Name of Well Technician (Last Name, First Name) LOTIMER, TIM		
Well Technician's Licence No. 0409	Signature of Technician and/or Contractor <i>[Signature]</i>		Date Submitted 20161019

Results of Well Yield Testing				
After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:	Static Level			
	1		1	
Pump intake set at (m/ft)	2		2	
Pumping rate (l/min / GPM)	3		3	
Duration of pumping ____ hrs + ____ min	4		4	
Final water level end of pumping (m/ft)	5		5	
If flowing give rate (l/min / GPM)	10		10	
	15		15	
Recommended pump depth (m/ft)	20		20	
	25		25	
Recommended pump rate (l/min / GPM)	30		30	
	40		40	
Well production (l/min / GPM)	50		50	
	60		60	
Disinfected? <input type="checkbox"/> Yes <input type="checkbox"/> No				



Comments:

Well owner's information package delivered <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered 20160830	Ministry Use Only Audit No. Z187646 OCT 25 2016 Received
Date Work Completed 20160830		



Ministry of the Environment

Well Tag No. (Place Sticker and/or Print Below)

Tag #: A164253

A164253

Well Record

Regulation 903 Ontario Water Resources Act

Page 1 of 1

Measurements recorded in: Metric Imperial

Address of Well Location (Street Number/Name) 374 MOXLEY RD		Township WEST FLAMBOROUGH	Lot 9	Concession 2
County/District/Municipality GREENSVILLE		City/Town/Village DUNDAS	Province Ontario	Postal Code L9H1S144
UTM Coordinates NAD 83	Zone 17	Easting 581160	Northing 24792789	Municipal Plan and Sublot Number

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	To
	INSTALLED LINER INSIDE EXISTING 6" STEEL CASING	(ORIGINAL WELL IN PIT)			
	NO ORIGINAL RECORD FOUND				
			OVERBURDEN	0	~9.2
			BEDROCK	~9.2	15.65

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
1.2	9.8	3/8" HOPE PLUG 1/4" PEL PLUG BENTONITE PELLETS	0.15

Method of Construction		Well Use		
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Dewatering
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Monitoring
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning	
<input type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial		
<input type="checkbox"/> Other, specify		<input type="checkbox"/> Other, specify		

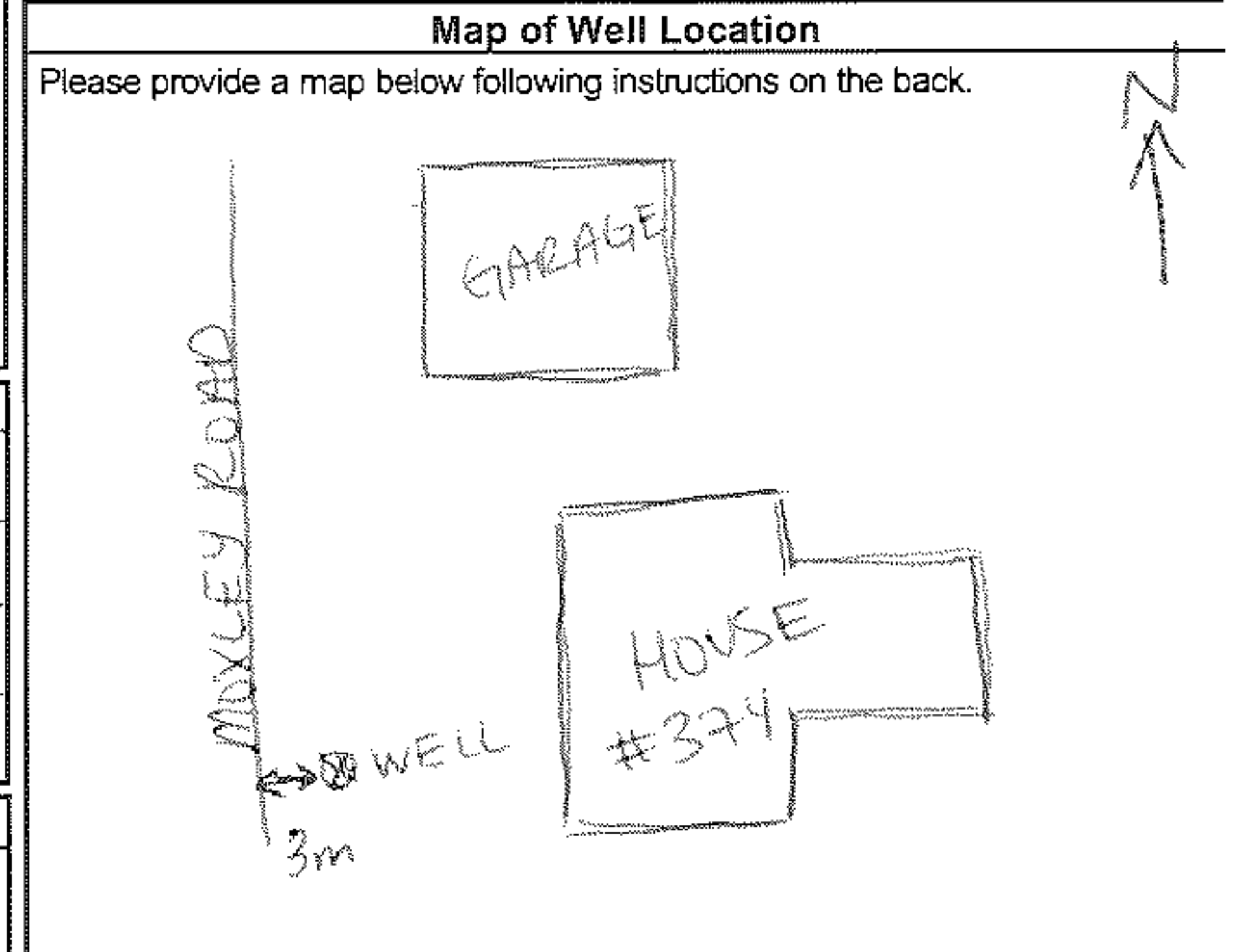
Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify <input type="checkbox"/> Other, specify
			From	To	
6"	Steel		1.2	9.2	
4"	PVC LINER	0.237	0.4	9.8	

Construction Record - Screen				Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)		
			From	To	

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Depth (m/ft) From	To
		10.4	9.8
		9.8	15.65

Business Name of Well Contractor TIM LOTIMER & ASSOC. INC	Well Contractor's Licence No. 741216
Business Address (Street Number/Name) 9-91A MAIN ST E	Municipality GRIMSBY
Province ON	Postal Code L3M1N6
Business E-mail Address TIM@TIMLOT.CA	
Bus. Telephone No. (inc. area code) 28912358387	Name of Well Technician (Last Name, First Name) LOTIMER, TIM
Well Technician's Licence No. 1041019	Signature of Technician and/or Contractor <i>[Signature]</i>
	Date Submitted 2016/11/01/19

After test of well yield, water was:		Draw Down		Recovery	
<input checked="" type="checkbox"/> Clear and sand free	<input type="checkbox"/> Other, specify	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:		Static Level	5.33		
Pump intake set at (m/ft) 9		1	5.58	1	
Pumping rate (l/min / GPM) 20		2	5.64	2	
Duration of pumping hrs + 110 min		3	5.67	3	
Final water level end of pumping (m/ft) 5.71		4	5.68	4	
If flowing give rate (l/min / GPM)		5	5.68	5	
Recommended pump depth (m/ft)		10	5.68	10	
Recommended pump rate (l/min / GPM)		15	5.70	15	
Well production (l/min / GPM)		20	5.71	20	
Disinfected? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		25	5.71	25	
		30	5.71	30	
		40	5.71	40	
		50		50	
		60	5.72	60	5.71



Well owner's information package delivered <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered 2016/08/30	Ministry Use Only Audit No. Z187645 OCT 25 2016 Received
Date Work Completed 2016/08/30		

Address of Well Location (Street Number/Name) **436 Old Brock Rd, Dundas** Township **Dundas (W Flamboro)** Lot **8** Concession **2**

County/District/Municipality **Hamilton/Wentworth** City/Town/Village _____ Province **Ontario** Postal Code **L9H6A8**

UTM Coordinates Zone **18** Easting **17581332** Northing **4793412** Municipal Plan and Sublot Number _____ Other _____

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
brown	clay	gravel		0 ft.	15 ft.
grey	limestone			18 ft.	82 ft.

Annular Space

Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
0 ft. 20 ft.	Bentonite	10 cu.ft.

Method of Construction

Cable Tool Diamond Public Commercial Not used

Rotary (Conventional) Jetting Domestic Municipal Dewatering

Rotary (Reverse) Driving Livestock Test Hole Monitoring

Boring Digging Irrigation Cooling & Air Conditioning

Air percussion Industrial Other, specify _____

Other, specify _____

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		Status of Well
			From	To	
6.25 in.	steel	188	+2ft.	20 ft.	<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify _____ <input type="checkbox"/> Other, specify _____
6.25 in.	open hole		20 ft.	82 ft.	

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To

Water Details

Water found at Depth (m/ft)	Kind of Water:	Hole Diameter
80 ft	<input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Untested	Depth (m/ft) From To Diameter (cm/in)
	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	+2 ft. 73 ft. 6.25
		20 ft. 82 ft. 6.25

Well Contractor and Well Technician Information

Business Name of Well Contractor **Packham Well Drilling Inc.** Well Contractor's Licence No. **4 2 0 7**

Business Address (Street Number/Name) **1235 Trinity Road** Municipality **Ancaster**

Province **Ontario** Postal Code **L9G3L1** Business E-mail Address **packhamwelldrilling@gmail.com**

Bus. Telephone No. (inc. area code) **905 648 2909** Name of Well Technician (Last Name, First Name) **Packham Mervyn**

Well Technician's Licence No. **0058** Signature of Technician and/or Contractor *Mervyn Packham* Date Submitted **20090910**

Results of Well Yield Testing

After test of well yield, water was:
 Clear and sand free
 Other, specify _____

If pumping discontinued, give reason: _____

Pump intake set at (m/ft) **80 ft.**

Pumping rate (l/min / GPM) **7 gpm.**

Duration of pumping _____ hrs + _____ min

Final water level end of pumping (m/ft) **62 ft.**

If flowing give rate (l/min / GPM) _____

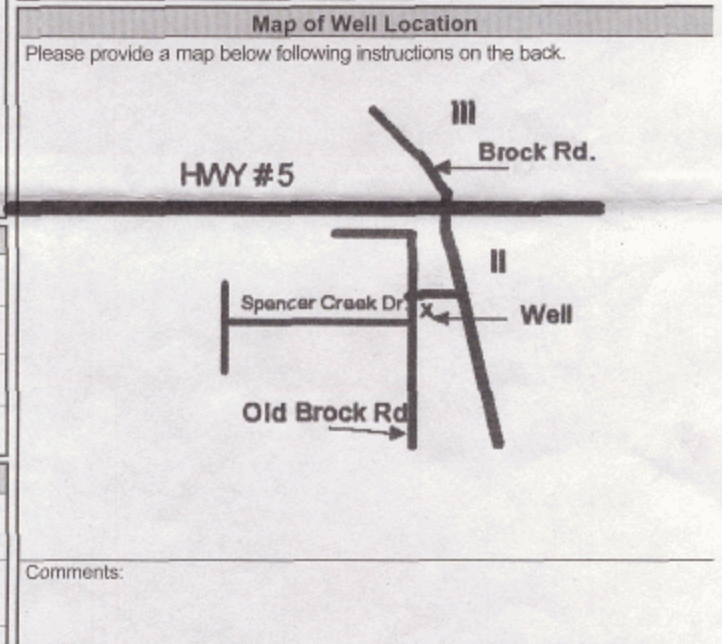
Time (min)	Draw Down		Recovery	
	Water Level (m/ft)	Time (min)	Water Level (m/ft)	Time (min)
Static Level	61 ft.			
1	63 ft.	1	62 ft.	
2	62 ft.	2	61 ft.	
3	62 ft.	3	61 ft.	
4	62 ft.	4	61 ft.	
5	62 ft.	5	61 ft.	
10	62 ft.	10	61 ft.	
15	62 ft.	15	61 ft.	
20	62 ft.	20	61 ft.	
25	62 ft.	25	61 ft.	
30	62 ft.	30	61 ft.	
40	62 ft.	40	61 ft.	
50	62 ft.	50	61 ft.	
60	62 ft.	60	61 ft.	

Recommended pump depth (m/ft) **75 ft.**

Recommended pump rate (l/min / GPM) **7 gpm.**

Well production (l/min / GPM) **10 gpm.**

Disinfected? Yes No



Comments: _____

Well owner's information package delivered	Date Package Delivered	Ministry Use Only
<input checked="" type="checkbox"/> Yes	20090824	Audit No. Z 93731
<input type="checkbox"/> No	20090824	Received NOV 27 2009

Measurements recorded in: Metric Imperial

Well Location

Address of Well Location (Street Number/Name) 404 MOXLEY RD.		Township WEST FLAMBORO	Lot 9	Concession 2
County/District/Municipality HAMILTON - WENT.		City/Town/Village GREENSVILLE	Province Ontario	Postal Code L9H 5E4
UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number
NAD	83	17581557	4793096	

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
BROWN	CLAY		0-23	0	7.01
GREY	LIMESTONE		23-76	7.01	23.16

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
0 7.01	BENTONITE SLURRY	

Results of Well Yield Testing					
After test of well yield, water was:		Draw Down		Recovery	
<input checked="" type="checkbox"/> Clear and sand free	<input type="checkbox"/> Other, specify	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason: 22.5		Static Level	14.32		
Pump intake set at (m/ft)		1	16.95	1	18.12
Pumping rate (l/min / GPM) 13.63		2	17.03	2	17.36
Duration of pumping 1 hrs + min		3	17.47	3	17.15
Final water level end of pumping (m/ft) 20.24		4	17.83	4	16.94
If flowing give rate (l/min / GPM)		5	18.09	5	16.76
Recommended pump depth (m/ft) 22.5		10	19.03	10	16.16
Recommended pump rate (l/min / GPM) 13.63		15	19.55	15	15.72
Well production (l/min / GPM)		20	19.78	20	15.22
Disinfected? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		25	19.97	25	14.9
		30	20.09	30	14.7
		40	20.18	40	14.51
		50	20.22	50	
		60	20.24	60	

Method of Construction		Well Use	
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Municipal
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning
<input checked="" type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial	<input type="checkbox"/> Monitoring
<input type="checkbox"/> Other, specify		<input type="checkbox"/> Other, specify	

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		<input checked="" type="checkbox"/> Water Supply <input checked="" type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify <input type="checkbox"/> Other, specify
			From	To	
15.2	STEEL	21.90	8.45	7.01	

Construction Record - Screen					
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)		<input type="checkbox"/> Other, specify
			From	To	

Water Details		Hole Diameter		
Water found at Depth	Kind of Water: <input checked="" type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested	Depth (m/ft)	From	To
22, 25 (m/ft)	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify		0	7.01
Water found at Depth	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested		7.01	23.16
(m/ft)	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify			15.2
Water found at Depth	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested			
(m/ft)	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify			

Well Contractor and Well Technician Information			
Business Name of Well Contractor O'CONNOR WELL DRILLING LTD.		Well Contractor's Licence No. 4 0 0 5	
Business Address (Street Number/Name) 621 CON. 6, W. RR#1		Municipality MILLGROVE	
Province ONT.	Postal Code L0R 1V0	Business E-mail Address	
Bus. Telephone No. (inc. area code) 905 689 6241	Name of Well Technician (Last Name, First Name) HOWE WAYNE		
Well Technician's Licence No. T 5 1 8	Signature of Technician and/or Contractor	Date Submitted Y Y Y Y M M O O	

Map of Well Location

Please provide a map below following instructions on the back.

Comments:

Well owner's information package delivered: Yes No

Date Package Delivered: **2009 09 18**

Date Work Completed: **2009 09 18**

Measurements recorded in: Metric Imperial

Page _____ of _____

Address of Well Location (Street Number/Name) **394 MOXLEY** Township **WEST FLAMBOROUGH** **UNKNOWN**

County/District/Municipality **HAMILTON** City/Town/Village **DUNDAS** Province **Ontario** Postal Code **UNKNOWN**

UTM Coordinates Zone **17** Easting **581591** Northing **4793010** Municipal Plan and Sublot Number _____ Other _____

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)		
				From	To	
	BROWN TOPSOIL			0	1	
	BROWN SAND			1	4	
	BROWN SAND		TIGHT	4	12	
	BROWN RED SAND		COARSE	12	22½	
	BEDROCK OR SHALE IN BOTTOM					

Annular Space

Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0 8	BENTONITE CHIPS	
8 22½	FILTER SAND	

Results of Well Yield Testing

After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify _____	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason: _____	Static Level			
	1		1	
	Pump intake set at (m/ft)	2	2	
	Pumping rate (l/min / GPM)	3	3	
	Duration of pumping hrs + min	4	4	
	Final water level end of pumping (m/ft)	5	5	
If flowing give rate (l/min / GPM)	10		10	
	15		15	
	20		20	
	25		25	
	30		30	
	40		40	
Recommended pump depth (m/ft)	19			
Recommended pump rate (l/min / GPM)	8			
Well production (l/min / GPM)				
Disinfected? <input type="checkbox"/> Yes <input type="checkbox"/> No				

Method of Construction

Cable Tool Diamond Public Commercial Not used
 Rotary (Conventional) Jetting Domestic Municipal Dewatering
 Rotary (Reverse) Driving Livestock Test Hole Monitoring
 Boring Digging Irrigation Cooling & Air Conditioning
 Air percussion Industrial
 Other, specify _____ Other, specify _____

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		Status of Well
			From	To	
36	CONCRETE	3	0	22½	<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify _____ <input type="checkbox"/> Other, specify _____

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To

Water Details

Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested	Depth (m/ft)	Diameter (cm/in)
11	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	0	36
17	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	22½	

Well Contractor and Well Technician Information

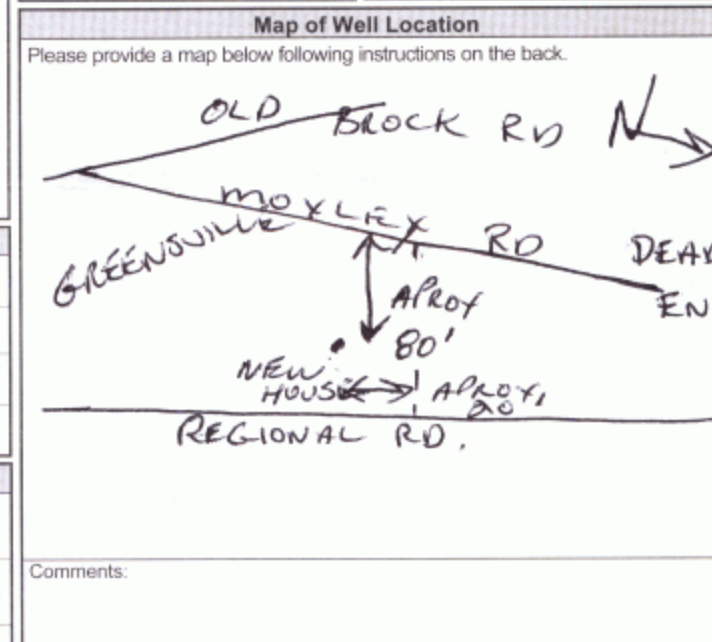
Business Name of Well Contractor: **JOHNSON & BARTZ** Well Contractor's Licence No.: **3030**

Business Address (Street Number/Name): **112 MCGUINNESS DRIVE** Municipality: **BRANTFORD**

Province: **ONT** Postal Code: **N3T6K6** Business E-mail Address: _____

Bus. Telephone No. (inc. area code): **5197570041** Name of Well Technician (Last Name, First Name): **BARTZ JOHN**

Well Technician's Licence No.: **333** Signature of Technician and/or Contractor: *John Bartz* Date Submitted: _____



Comments: _____

Well owner's information package delivered: Yes No

Date Package Delivered: **20090130**

Date Work Completed: _____

Ministry Use Only

Audit No. **Z 93591**

APR 02 2009

Instructions for Completing Form

- For use in the **Province of Ontario** only. This document is a permanent **legal** document. Please retain for future reference.
- All Sections **must** be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Help Desk (Toll Free) at 1-888-396-9355.
- All metre measurements shall be reported to 1/10th of a metre.**
- Please print clearly in blue or black ink only.

Ministry Use Only

Address of Well Location (County/District/Municipality) HAMILTON - WESTWORTH		Township FLAMBOROUGH	Lot 779	Concession 2
RR#/Street Number/Name 386 Moxley Rd.		City/Town/Village Dundas	Site/Compartment/Block/Tract etc.	
GPS Reading	NAD 83	Zone 17	Easting 581578	Northing 4792908
Unit Make/Model GARMIN 15 TRACK		Mode of Operation: <input type="checkbox"/> Undifferentiated <input checked="" type="checkbox"/> Averaged <input type="checkbox"/> Differentiated, specify WATS		

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth	
				From	Metres To
	Well was upgraded. - casing was extended and construction meets current regulations.				

Hole Diameter			Construction Record				Test of Well Yield					
Depth From	Metres To	Diameter Centimetres	Inside diam centimetres	Material	Wall thickness centimetres	Depth From	Metres To	Pumping test method	Draw Down Time min	Water Level Metres	Recovery Time min	Water Level Metres
9.46	1.51	15.8	15.8	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	0.5	1.24	1.24	1.51	TEST SUB	4.87	5.49	
Water Record			Screen				Pumping test method					
Water found at ___ Metres / Kind of Water			Outside diam				Time min					
<input type="checkbox"/> m <input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Other:			<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized				Pump intake set at - (metres) 8.5 Static Level 4.87 Water Level 5.49 Pumping rate - (litres/min) 18.9 1 5.80 1 4.97 Duration of pumping 1 hrs + 0 min 2 5.72 2 4.90 Final water level end of pumping 3.89 metres 3 5.70 3 4.89 Recommended pump type. <input checked="" type="checkbox"/> Shallow <input type="checkbox"/> Deep 4 5.57 4 4.88 Recommended pump depth. 8.5 metres 5 5.53 5 4.87 Recommended pump rate. 20 (litres/min) 10 5.50 10 Full If flowing give rate - (litres/min) 15 5.50 15 RECOR. 20 5.50 20 25 5.49 25 If pumping discontinued, give reason. 30 5.49 30 40 5.49 40 50 5.49 50 60 5.49 60					
After test of well yield, water was <input type="checkbox"/> Clear and sediment free <input checked="" type="checkbox"/> Other, specify			<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized									
Chlorinated <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Open hole									

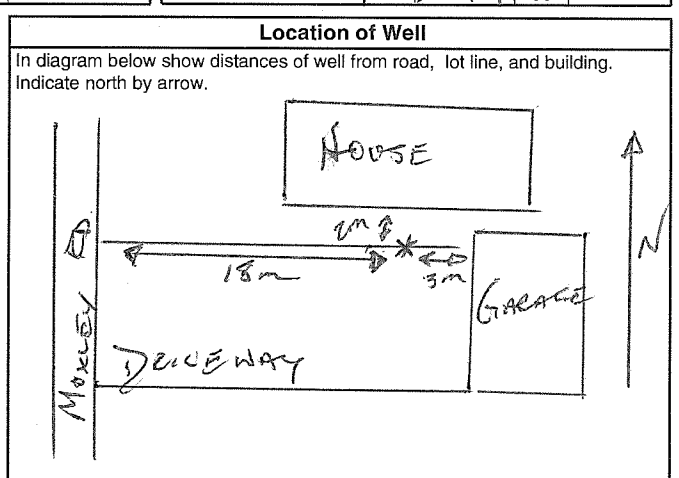
Plugging and Sealing Record			
Depth set at - Metres From	To	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
1.24	1.10	BENTONITE CEMENTS - FIT BOTTOM	0.08
1.24	0.50	BENTONITE CEMENTS - ANNULAR SPACE	0.06

Method of Construction			
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Rotary (air)	<input type="checkbox"/> Diamond	<input type="checkbox"/> Digging
<input type="checkbox"/> Rotary (conventional)	<input type="checkbox"/> Air percussion	<input type="checkbox"/> Jetting	<input checked="" type="checkbox"/> Other UPGRADE
<input type="checkbox"/> Rotary (reverse)	<input type="checkbox"/> Boring	<input type="checkbox"/> Driving	

Water Use			
<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Supply	<input type="checkbox"/> Other
<input type="checkbox"/> Stock	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used	
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Municipal	<input type="checkbox"/> Cooling & air conditioning	

Final Status of Well			
<input checked="" type="checkbox"/> Water Supply	<input type="checkbox"/> Recharge well	<input type="checkbox"/> Unfinished	<input type="checkbox"/> Abandoned, (Other)
<input type="checkbox"/> Observation well	<input type="checkbox"/> Abandoned, insufficient supply	<input type="checkbox"/> Dewatering	
<input type="checkbox"/> Test Hole	<input type="checkbox"/> Abandoned, poor quality	<input type="checkbox"/> Replacement well	

Well Contractor/Technician Information	
Name of Well Contractor MITCHAM'S RAMP SERVICES	Well Contractor's Licence No. 6170
Business Address (street name, number, city etc.) 673 WAUGHDRIDGE - LEICESTER RD, BELLVILLE ONT L2S	
Name of Well Technician (last name, first name) MITCHELL STU	Well Technician's Licence No. T-1041
Signature of Technician/Contractor <i>[Signature]</i>	Date Submitted YYYY MM DD



Audit No. Z 70178	Date Well Completed 2007 04 30
Was the well owner's information package delivered? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date Delivered YYYY MM DD

Ministry Use Only	
Data Source	Contractor # 6170
Date Received YYYY MM DD MAY 28 2007	Date of Inspection YYYY MM DD
Remarks	Well Record Number

Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

11

6813711

Municipality: **68006 CON** Con. **02**

Wentworth

County or District HAMILTON - WEST	Township/Borough/City/Town/Village WEST FLAMINGO	Con block tract survey, etc. CON 2	Lot 8
Address 240 HWY 7 E DUMFRIES CRT. L9H-5E1		Date completed 03 09 02	

21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)

General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
BROWN	SAND	GRAVEL		0	12
BROWN	SANDY CLAY			12	43
GREY	LIMESTONE			43	75

31 32

41 WATER RECORD

Water found at - feet	Kind of water
50 ¹⁰⁻¹³	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas 6 <input type="checkbox"/>
62 ¹⁵⁻¹⁸	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas 6 <input type="checkbox"/>
20-23	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas 6 <input type="checkbox"/>
25-28	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas 6 <input type="checkbox"/>
30-33	1 <input type="checkbox"/> Fresh 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas 6 <input type="checkbox"/>

51 CASING & OPEN HOLE RECORD

Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
6 1/2 ¹⁰⁻¹¹	1 <input checked="" type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic	1.58	7	18-6
6 ¹⁷⁻¹⁸	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic		18-6	75
	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic			27-30

SCREEN

Sizes of opening (Slot No.)	Diameter inches	Length feet

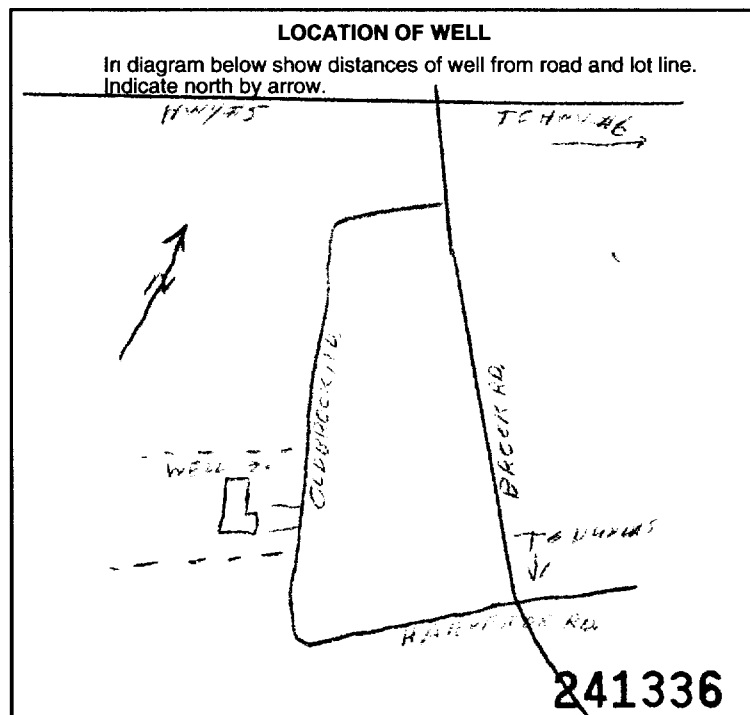
Material and type: _____ Depth at top of screen: _____ feet

61 PLUGGING & SEALING RECORD

Depth set at - feet		Material and type (Cement grout, bentonite, etc.)
From	To	
10-13	14-17	
18-21	22-25	
26-29	30-33	

71 PUMPING TEST

Pumping test method 1 <input checked="" type="checkbox"/> Pump 2 <input type="checkbox"/> Bailer	Pumping rate 10 GPM	Duration of pumping 1 <input type="checkbox"/> Hours 17-18 Mins
Static level 75 feet	Water level end of pumping 65 feet	Water levels during 1 <input type="checkbox"/> Pumping 2 <input type="checkbox"/> Recovery
	15 minutes 45 feet	30 minutes 35 feet
	45 minutes 30 feet	60 minutes 25 feet
If flowing give rate GPM	Pump intake set at feet	Water at end of test <input type="checkbox"/> Clear <input type="checkbox"/> Cloudy
Recommended pump type <input type="checkbox"/> Shallow <input type="checkbox"/> Deep	Recommended pump setting feet	Recommended pump rate GPM



FINAL STATUS OF WELL

1 Water supply 5 Abandoned, insufficient supply 9 Unfinished
 2 Observation well 6 Abandoned, poor quality 10 Replacement well
 3 Test hole 7 Abandoned (Other)
 4 Recharge well 8 Dewatering

WATER USE

1 Domestic 5 Commercial 9 Not use
 2 Stock 6 Municipal 10 Other
 3 Irrigation 7 Public supply
 4 Industrial 8 Cooling & air conditioning

METHOD OF CONSTRUCTION

1 Cable tool 5 Air percussion 9 Driving
 2 Rotary (conventional) 6 Boring 10 Digging
 3 Rotary (reverse) 7 Diamond 11 Other
 4 Rotary (air) 8 Jetting

Name of Well Contractor O'CONNOR WELL DRILLING LTD	Well Contractor's Licence No. 4005
Address 1401 DUMFRIES CRT. UNIT 200	
Name of Well Technician V. H. H. E.	Well Technician's Licence No. 7028
Signature of Technician/Contractor	Submission date day mo yr

MINISTRY USE ONLY

Data source 4005	Contractor 4005	Date received SEP 25 2002
Date of inspection	Inspector	
Remarks		

CSS.ES2

Print only in spaces provided. Mark correct box with a checkmark, where applicable.

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6813710

Municipality 68006

Con. CON

02

County or District: HAMILTON - WENTWORTH; Township/Borough/City/Town/Village: WEST FRANKFORD; Con block tract survey, etc.: CON 2; Lot: 8; Address: 240 HWY# 8 DUNDAS, ONT. L9H-5E1; Date completed: 01 day 09 month 02 year

21; 2; 10; 12; 17; 18; 24; 25; 26; 30; 31; 31; ii; iii; iv; 47

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions). Table with columns: General colour, Most common material, Other materials, General description, Depth - feet (From, To). Rows include: BROWN SAND GRAVEL & CLAY (0-15), BROWN SANDY CLAY (15-48), GREY LIMESTONE (48-80).

31; 32; 10; 14; 15; 21; 32; 43; 54; 65; 75; 80

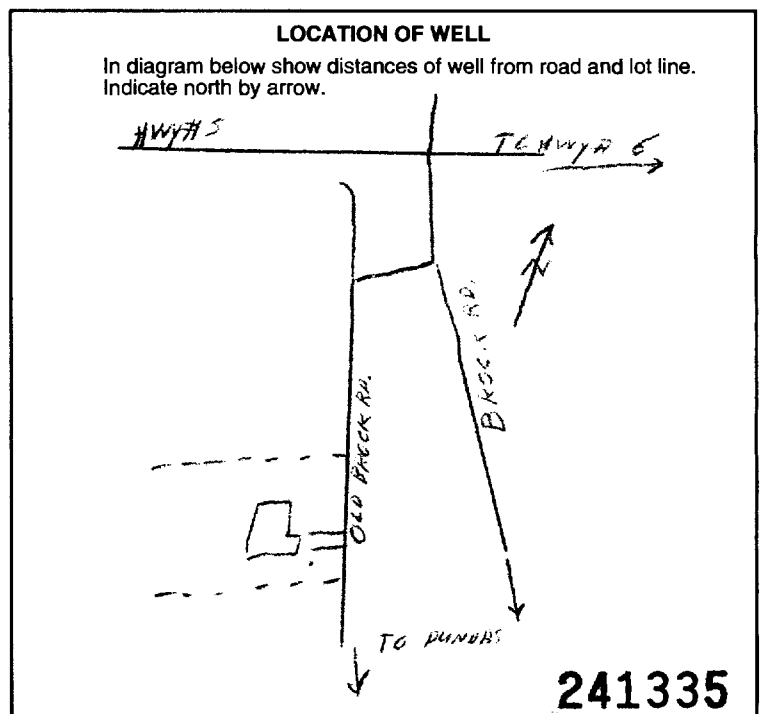
41 WATER RECORD. Table with columns: Water found at - feet, Kind of water. Rows include: 10-13 DRY; 15-18; 20-23; 25-28; 30-33.

51 CASING & OPEN HOLE RECORD. Table with columns: Inside diam inches, Material, Wall thickness inches, Depth - feet (From, To). Rows include: 10-11; 17-18; 24-25.

SCREEN. Table with columns: Sizes of opening (Slot No.), Diameter inches, Length feet, Material and type, Depth at top of screen feet.

61 PLUGGING & SEALING RECORD. Table with columns: Depth set at - feet (From, To), Material and type (Cement grout, bentonite, etc.). Rows include: 10-13, 18-21, 26-29.

71 PUMPING TEST. Table with columns: Pumping test method, Pumping rate, Duration of pumping, Static level, Water level end of pumping, Water levels during, Pump intake set at, Recommended pump type, Recommended pump setting, Recommended pump rate.



FINAL STATUS OF WELL, WATER USE, METHOD OF CONSTRUCTION. Sections with checkboxes for various well types and construction methods.

Name of Well Contractor: O'CONNOR WELL DRILLING LTD.; Well Contractor's Licence No.: 4005; Address: 1871 MILL GROVE, ONT. L0R1W; Name of Well Technician: J. HOWE; Well Technician's Licence No.: 7516; Signature of Technician/Contractor; Submission date.

MINISTRY USE ONLY. Data source: 4005; Date received: SEP 25 2002; Date of inspection; Inspector; Remarks: CSS.E32



Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

6813550

68006 CON

02

County or District Wentworth	Township/Borough/City/Town/Village West Flamboro	Con block tract survey, etc. 2	Lot 7
Address 430 Old Brock Rd.		Date completed 27 12 00 day month year	

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)					
General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
Brown	clay	silt	.	0	23
grey	Limestone	.	.	23	75
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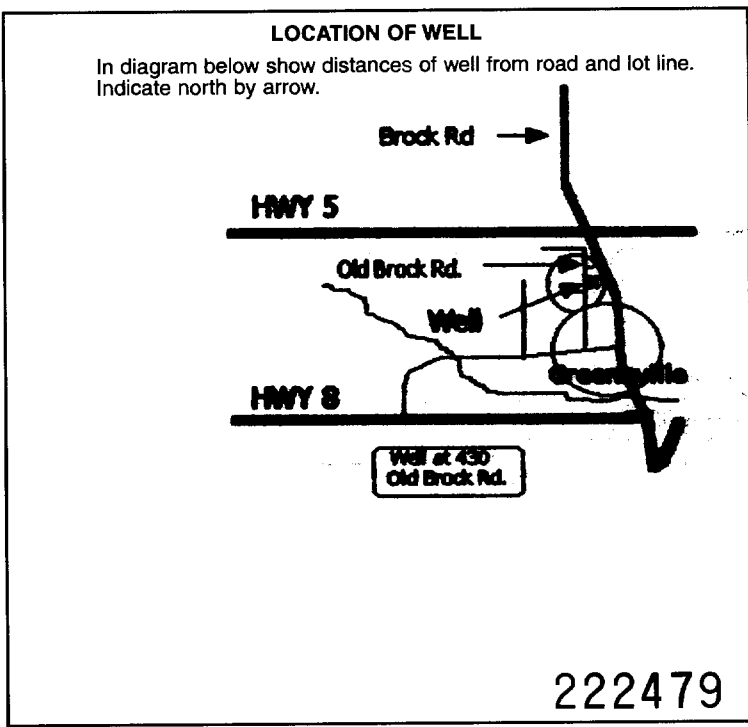
WATER RECORD	
Water found at - feet	Kind of water
70	<input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
.	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
.	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
.	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas

CASING & OPEN HOLE RECORD				
Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
6.25	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic	188	+2	23
6	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Open hole <input type="checkbox"/> Plastic	.	23	75
.	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic	.	.	.

SCREEN	Sizes of opening (Slot No.)	Diameter inches	Length feet
	.	.	.
Material and type		Depth at top of screen feet	
.		.	

PLUGGING & SEALING RECORD		
<input type="checkbox"/> Annular space		<input type="checkbox"/> Abandonment
Depth set at - feet		Material and type (Cement grout, bentonite, etc.)
From	To	
.	.	.

PUMPING TEST	Pumping test method <input checked="" type="checkbox"/> Pump <input type="checkbox"/> Bailer	Pumping rate 2 GPM	Duration of pumping 1 Hours 0 Mins
	Static level 30 feet	Water level end of pumping 75 feet	Water levels during <input type="checkbox"/> Pumping <input checked="" type="checkbox"/> Recovery 15 minutes: 61 feet 30 minutes: 49 feet 45 minutes: 41 feet 60 minutes: 35 feet
	If flowing give rate - GPM	Pump intake set at - feet	Water at end of test <input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy
	Recommended pump type <input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep	Recommended pump setting 70 feet	Recommended pump rate 2 GPM



FINAL STATUS OF WELL		
<input checked="" type="checkbox"/> Water supply	<input type="checkbox"/> Abandoned, insufficient supply	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Observation well	<input type="checkbox"/> Abandoned, poor quality	<input type="checkbox"/> Replacement well
<input type="checkbox"/> Test hole	<input type="checkbox"/> Abandoned (Other)	
<input type="checkbox"/> Recharge well	<input type="checkbox"/> Dewatering	
WATER USE		
<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not use
<input type="checkbox"/> Stock	<input type="checkbox"/> Municipal	<input type="checkbox"/> Other
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Public supply	
<input type="checkbox"/> Industrial	<input type="checkbox"/> Cooling & air conditioning	
METHOD OF CONSTRUCTION		
<input type="checkbox"/> Cable tool	<input type="checkbox"/> Air percussion	<input type="checkbox"/> Driving
<input type="checkbox"/> Rotary (conventional)	<input type="checkbox"/> Boring	<input type="checkbox"/> Digging
<input type="checkbox"/> Rotary (reverse)	<input type="checkbox"/> Diamond	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Rotary (air)	<input type="checkbox"/> Jetting	

Name of Well Contractor Packham Well Drilling Inc.	Well Contractor's Licence No. 4207
Address R.R. # 2 Ancaster, Ont.	
Name of Well Technician Mervyn Packham	Well Technician's Licence No. 10058
Signature of Technician/Contractor <i>Mervyn Packham</i>	Submission date 27 day 12 mo 2000 yr

MINISTRY USE ONLY	4207	NOV 20 2001

Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

11

6813386

Municipality: 68006 Con: CON Lot: 02

WENTWORTH

County or District HAMILTON - WENTWORTH	Township/Borough/City/Town/Village WEST FLAMBOURGH	Con block tract survey, etc. CON 2	Lot 8
Address 373 OLD BROCK RD. GREENSVILLE, ONT. L9G 5J1		Date completed 5 10 00 day month year	

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)

General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
BROWN	SANDY CLAY		LOOSE	0	12
BROWN	SAND		LOOSE	12	22
BROWN	SANDY CLAY		HARD LOOSE	22	38
BROWN	LIMESTONE		HARD	38	55

WATER RECORD

Water found at - feet	Kind of water
43	<input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
51	<input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Gas

CASING & OPEN HOLE RECORD

Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
6 1/4	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic	188	42	38
6	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Open hole <input type="checkbox"/> Plastic		38	55

SCREEN

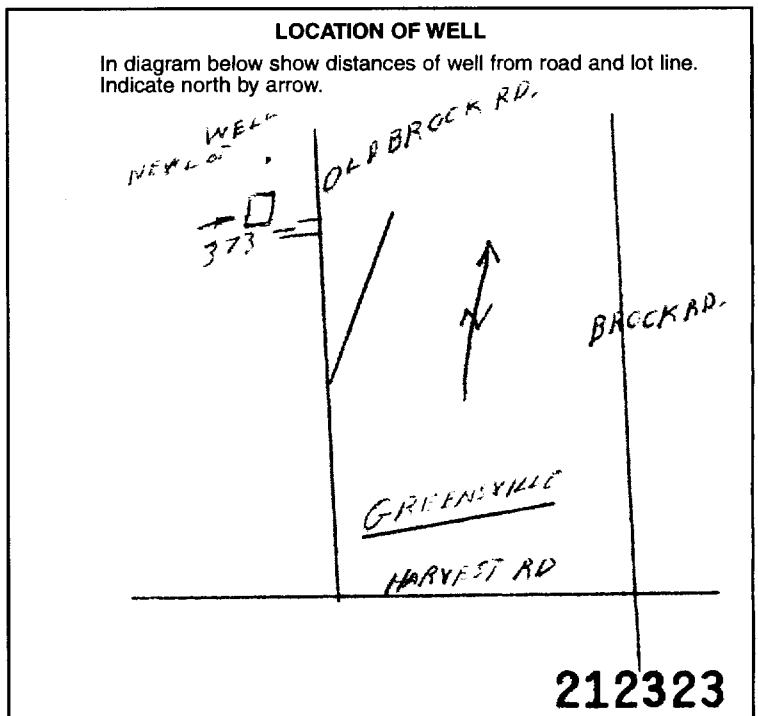
Sizes of opening (Slot No.)	Diameter inches	Length feet
Material and type		Depth at top of screen feet

PLUGGING & SEALING RECORD

<input type="checkbox"/> Annular space	<input type="checkbox"/> Abandonment
Depth set at - feet	Material and type (Cement grout, bentonite, etc.)
From To	

PUMPING TEST

Pumping test method <input checked="" type="checkbox"/> Pump <input type="checkbox"/> Bailer	Pumping rate 10 GPM	Duration of pumping 1 Hours 30 Mins
Static level 32 feet	Water level end of pumping 50 feet	Water levels during <input checked="" type="checkbox"/> Pumping <input type="checkbox"/> Recovery
		15 minutes 50 feet
		30 minutes 50 feet
		45 minutes 50 feet
		60 minutes 50 feet



FINAL STATUS OF WELL

<input checked="" type="checkbox"/> Water supply	<input type="checkbox"/> Abandoned, insufficient supply	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Observation well	<input type="checkbox"/> Abandoned, poor quality	<input type="checkbox"/> Replacement well
<input type="checkbox"/> Test hole	<input type="checkbox"/> Abandoned (Other)	
<input type="checkbox"/> Recharge well	<input type="checkbox"/> Dewatering	

WATER USE

<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not use
<input type="checkbox"/> Stock	<input type="checkbox"/> Municipal	<input type="checkbox"/> Other
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Public supply	
<input type="checkbox"/> Industrial	<input type="checkbox"/> Cooling & air conditioning	

METHOD OF CONSTRUCTION

<input type="checkbox"/> Cable tool	<input checked="" type="checkbox"/> Air percussion	<input type="checkbox"/> Driving
<input type="checkbox"/> Rotary (conventional)	<input type="checkbox"/> Boring	<input type="checkbox"/> Digging
<input type="checkbox"/> Rotary (reverse)	<input type="checkbox"/> Diamond	<input type="checkbox"/> Other
<input type="checkbox"/> Rotary (air)	<input type="checkbox"/> Jetting	

Name of Well Contractor O'CONNOR WELL DRILLING LTD	Well Contractor's Licence No. 4005
Address RR#1 MILLIGROVE, ONT. L0R1N0	
Name of Well Technician W. HOWE	Well Technician's Licence No. F-0518
Signature of Technician/Contractor <i>JB O'Connor</i>	Submission date day mo yr

MINISTRY USE ONLY

Data source	Contractor 4005	Date received OCT 16 2000
Date of inspection	Inspector	
Remarks		

CSS.ES0

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK CORRECT BOX WHERE APPLICABLE

11

6811186

MUNICIPALITY: _____ CON. NO.: _____

COUNTY OR DISTRICT: **WENTWORTH** TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: **(WEST FLAMBORO) FLAMBORO** CON. BLOCK, TRACT, SURVEY ETC: **CON. 2** LOT: **8**

OWNER (SURNAME FIRST): **POIRIER R.J. CONSTRUCTION** ADDRESS: **RR # 1 WATERDOWN, ONT, LOR 2H0** DATE COMPLETED: DAY **1** MO **4** YR **87**

21

ZONE: _____ EASTING: _____ NORTHING: _____ RC: _____ ELEVATION: _____ RC: _____ BASIN CODE: _____

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
BROWN	SAND		LOOSE	0	10
BROWN	SAND & GRAVEL	FINE GRAVEL	LOOSE	10	17
BROWN	GRAVEL	SAND	LOOSE	17	19
GREY	LIMESTONE		HARD	19	95'

31 _____ 32 _____

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
94	1 <input checked="" type="checkbox"/> FRESH 2 <input checked="" type="checkbox"/> SALTY 3 <input type="checkbox"/> SULPHUR 4 <input type="checkbox"/> MINERALS 6 <input type="checkbox"/> GAS

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
6 1/2	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE 5 <input type="checkbox"/> PLASTIC	.188	1	20
	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input checked="" type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE 5 <input type="checkbox"/> PLASTIC		20	95

SCREEN

SIZE(S) OF OPENING (SLOT NO.): _____ DIAMETER: _____ LENGTH: _____

MATERIAL AND TYPE: _____ DEPTH TO TOP OF SCREEN: _____

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE	(CEMENT GROUT LEAD PACKER, ETC.)
10-13	14-17	
19-21	22-25	
26-29	30-33	

71 PUMPING TEST

PUMPING TEST METHOD: 1 PUMP 2 BAILER

PUMPING RATE: 10 GPM

DURATION OF PUMPING: 1 HOURS

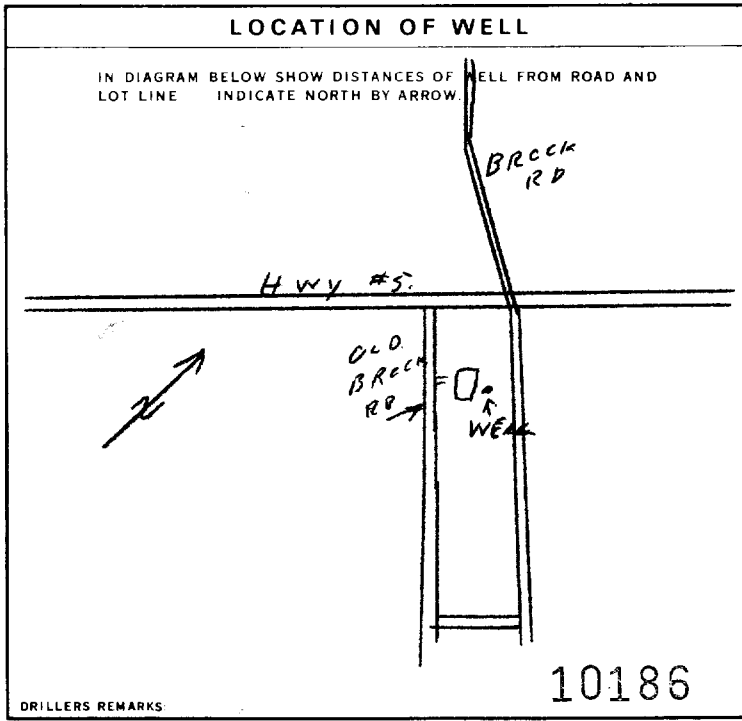
STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING PUMPING RECOVERY			
65	83	15 MINUTES: 65	30 MINUTES: 65	45 MINUTES: 65	60 MINUTES: 65

IF FLOWING, GIVE RATE: _____ PUMP INTAKE SET AT: _____ WATER AT END OF TEST: _____

RECOMMENDED PUMP TYPE: SHALLOW DEEP

RECOMMENDED PUMP SETTING: 93 FEET

RECOMMENDED PUMPING RATE: 10 GPM



FINAL STATUS OF WELL

1 WATER SUPPLY 2 OBSERVATION WELL 3 TEST HOLE 4 RECHARGE WELL

5 ABANDONED, INSUFFICIENT SUPPLY 6 ABANDONED POOR QUALITY 7 UNFINISHED 9 DEWATERING

WATER USE

1 DOMESTIC 2 STOCK 3 IRRIGATION 4 INDUSTRIAL

5 COMMERCIAL 6 MUNICIPAL 7 PUBLIC SUPPLY 8 COOLING OR AIR CONDITIONING 9 NOT USED

METHOD OF CONSTRUCTION

1 CABLE TOOL 2 ROTARY (CONVENTIONAL) 3 ROTARY (REVERSE) 4 ROTARY (AIR) 5 AIR PERCUSSION

6 BORING 7 DIAMOND 8 JETTING 9 DRIVING

DIGGING OTHER

CONTRACTOR

NAME OF WELL CONTRACTOR: **OCONNOR WELL DRILLING LTD.** WELL CONTRACTOR'S LICENCE NUMBER: **4005**

ADDRESS: **RR # 1 MILLGROVE, LOR 1V0**

NAME OF WELL TECHNICIAN: **B.E. OCONNOR** WELL TECHNICIAN'S LICENCE NUMBER: _____

SIGNATURE OF TECHNICIAN/CONTRACTOR: _____ SUBMISSION DATE: _____

OFFICE USE ONLY

DATA SOURCE: _____ CONTRACTOR: _____ DATE RECEIVED: **130487**

DATE OF INSPECTION: _____ INSPECTOR: _____

REMARKS: _____

CSS.ES

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK CORRECT BOX WHERE APPLICABLE

11 6810180 68006 CQJ 02

COUNTY OR DISTRICT WENTWORTH	TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE (WEST FLAMBORO) FLAMBORO	CON. BLOCK TRACT SURVEY ETC. 1001 CON. 2	LOT 009
OWNER (SURNAME FIRST) STEELY INDUSTRIES LTD.	ADDRESS MOXEY RD. RR #2 DUNDAS ONT, L9M 5E2	DATE COMPLETED DAY 24 MO 11 YR 80	
ZONE 17	EASTING 581420	NORTHING 4793200	RC 4
		ELEVATION 0820	RC 4
		BASIN CODE 24	

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
			WELL IS FOR NEW SALES OFFICE P.O. #115755/AC/ CANADA CRUSHED STONE		
BROWN	CLAY		LOOSE	0	11
GREY	LIMESTONE		HARD	11	74

31 001160577 007421573

32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
10-13 0072	1 <input checked="" type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
15-18	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
20-23	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
25-28	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
30-33	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET
10-11 5 06	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	.188	+1 0011
17-18	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE		11 0074
24-25	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE		

SCREEN

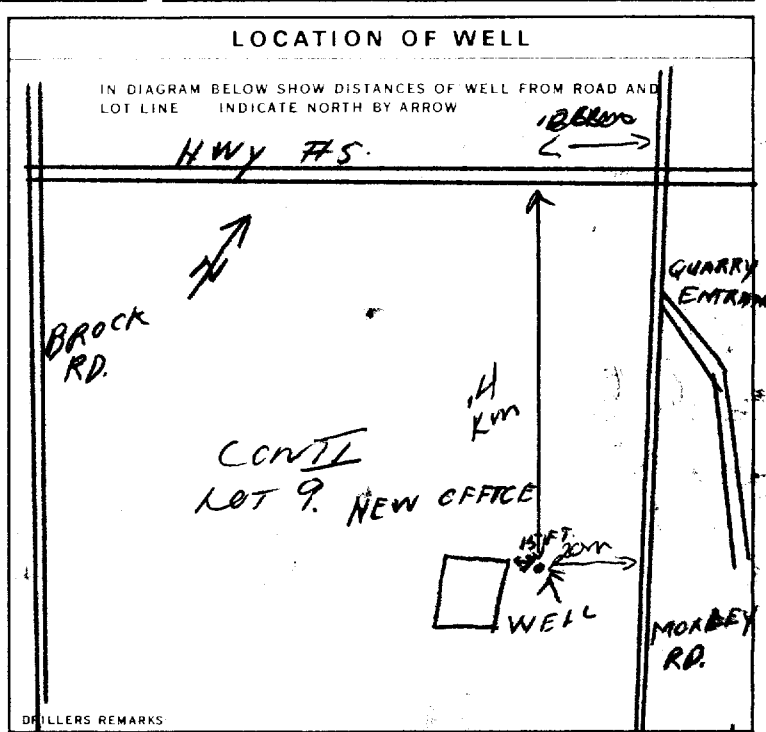
SIZE OF OPENING	DIAMETER	LENGTH
31-33	34-38	39-40
MATERIAL AND TYPE		DEPTH TO TOP OF SCREEN
		41-44
		FEET

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE	CEMENT GROUT LEAD PACKER ETC.
10-13	14-17	
18-21	22-25	
26-29	30-33	80

71 PUMPING TEST METHOD

1 <input type="checkbox"/> PUMP 2 <input checked="" type="checkbox"/> BAILER	PUMPING RATE 0010 GPM	DURATION OF PUMPING 15-16 HOURS 01 17-18 MINS 00
STATIC LEVEL 063 FEET	WATER LEVEL END OF PUMPING 067 FEET	WATER LEVELS DURING PUMPING
		15 MINUTES 063 26-28 30 MINUTES 063 29-31 45 MINUTES 063 32-34 60 MINUTES 063 35-37
IF FLOWING GIVE RATE	PUMP INTAKE SET AT	WATER AT END OF TEST
	GPM	FEET
RECOMMENDED PUMP TYPE <input type="checkbox"/> SHALLOW <input checked="" type="checkbox"/> DEEP	RECOMMENDED PUMP SETTING 072	RECOMMENDED PUMPING RATE 0008 GPM



FINAL STATUS OF WELL **1**

WATER USE **15**

METHOD OF DRILLING **1**

CONTRACTOR

NAME OF WELL CONTRACTOR
O'CONNOR WELL DRILLING LTD.

LICENCE NUMBER
4005

ADDRESS
RR #1 MILLGROVE ONT. L0R 1W0

NAME OF DRILLER OR BORER
J. O'CONNOR

LICENCE NUMBER

SIGNATURE OF CONTRACTOR
J. O'Connor

SUBMISSION DATE
DAY _____ MO _____ YR _____

OFFICE USE ONLY

DATA SOURCE
1 4005

CONTRACTOR
4005

DATE RECEIVED
19 1280

DATE OF INSPECTION

INSPECTOR

REMARKS

CSS.S8



The Ontario Water Resources Commission Act WATER WELL RECORD

Water management in Ontario

1. PRINT ONLY IN SPACES PROVIDED

2. CHECK CORRECT BOX WHERE APPLICABLE

11

6808333

MUNICIP.

68006

CON.

94N

92

COUNTY OR DISTRICT

WENT WORTH

TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE

WILLAMBORO

CON., BLOCK, TRACT, SURVEY, ETC.

II

LOT 008

DATE COMPLETED

03 07 72

Greenville

RC. 4

ELEVATION 0820

RC. 5

Basin Code 24

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
	TOPSOIL			0	4
	BROWN SANDY CLAY			4	20
	GREY LIMESTONE			20	44

31	0004 92	0026 05 28	0044 2 15
32			

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER			
10-13	1 <input checked="" type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL
15-18	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL
20-23	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL
25-28	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL
30-33	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
6 1/4	1 <input checked="" type="checkbox"/> STEEL	1 1/8	0	21
6 1/4	2 <input type="checkbox"/> GALVANIZED			
6 1/4	3 <input type="checkbox"/> CONCRETE			
6 1/4	4 <input type="checkbox"/> OPEN HOLE			
17-18	1 <input type="checkbox"/> STEEL		21	44
17-18	2 <input type="checkbox"/> GALVANIZED			
17-18	3 <input type="checkbox"/> CONCRETE			
17-18	4 <input checked="" type="checkbox"/> OPEN HOLE			
24-25	1 <input type="checkbox"/> STEEL			
24-25	2 <input type="checkbox"/> GALVANIZED			
24-25	3 <input type="checkbox"/> CONCRETE			
24-25	4 <input type="checkbox"/> OPEN HOLE			

SCREEN

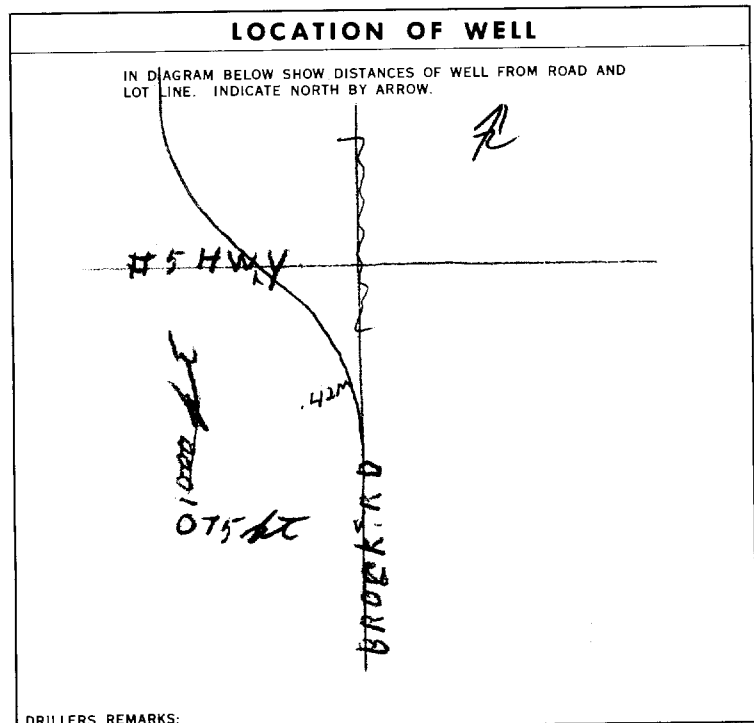
SIZE(S) OF OPENING (SLOT NO.)	DIAMETER	LENGTH
MATERIAL AND TYPE	DEPTH TO TOP OF SCREEN	

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET		MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)
FROM	TO	
10-13	14-17	
18-21	22-25	
26-29	30-33	

71 PUMPING TEST

PUMPING TEST METHOD	1 <input type="checkbox"/> PUMP	2 <input checked="" type="checkbox"/> BAILER
STATIC LEVEL	020 FEET	
WATER LEVEL END OF PUMPING	040 FEET	
WATER LEVELS DURING	15 MINUTES: 020 FEET	30 MINUTES: 020 FEET
45 MINUTES: 020 FEET	60 MINUTES: 020 FEET	
RECOMMENDED PUMP TYPE	1 <input type="checkbox"/> SHALLOW	2 <input checked="" type="checkbox"/> DEEP
RECOMMENDED PUMP SETTING	041 FEET	
RECOMMENDED PUMPING RATE	0003 GPM.	
50-53 000.3 GPM./FT. SPECIFIC CAPACITY		



FINAL STATUS OF WELL

1 <input checked="" type="checkbox"/> WATER SUPPLY	5 <input type="checkbox"/> ABANDONED, INSUFFICIENT SUPPLY
2 <input type="checkbox"/> OBSERVATION WELL	6 <input type="checkbox"/> ABANDONED, POOR QUALITY
3 <input type="checkbox"/> TEST HOLE	7 <input type="checkbox"/> UNFINISHED
4 <input type="checkbox"/> RECHARGE WELL	

WATER USE

1 <input checked="" type="checkbox"/> DOMESTIC	5 <input type="checkbox"/> COMMERCIAL
2 <input type="checkbox"/> STOCK	6 <input type="checkbox"/> MUNICIPAL
3 <input type="checkbox"/> IRRIGATION	7 <input type="checkbox"/> PUBLIC SUPPLY
4 <input type="checkbox"/> INDUSTRIAL	8 <input type="checkbox"/> COOLING OR AIR CONDITIONING
9 <input type="checkbox"/> OTHER	9 <input type="checkbox"/> NOT USED

METHOD OF DRILLING

1 <input checked="" type="checkbox"/> CABLE TOOL	6 <input type="checkbox"/> BORING
2 <input type="checkbox"/> ROTARY (CONVENTIONAL)	7 <input type="checkbox"/> DIAMOND
3 <input type="checkbox"/> ROTARY (REVERSE)	8 <input type="checkbox"/> JETTING
4 <input type="checkbox"/> ROTARY (AIR)	9 <input type="checkbox"/> DRIVING
5 <input type="checkbox"/> AIR PERCUSSION	

CONTRACTOR

NAME OF WELL CONTRACTOR	LICENCE NUMBER
Frank Force	2803
ADDRESS	
175 Glenora Ave. Hamilton	
NAME OF DRILLER OR BORER	LICENCE NUMBER
Tom	
SIGNATURE OF CONTRACTOR	SUBMISSION DATE
Frank Force	DAY 14 MO. 12 YR 72

OFFICE USE ONLY

DATA SOURCE	CONTRACTOR	DATE RECEIVED
1	2803	10/27/72
DATE OF INSPECTION	INSPECTOR	
10, 5, 73		
REMARKS:		
	CSS.S8	P 7
		WI



WATER WELL RECORD

Water management in Ontario

1. PRINT ONLY IN SPACES PROVIDED

2. CHECK CORRECT BOX WHERE APPLICABLE

11

6807346

MUNICIPAL 68006

CON. 009

02

COUNTY OR DISTRICT: **Westworth** TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: **West Flamboro** CON., BLOCK, TRACT, SURVEY, ETC.: **2** LOT: **009**

DATE COMPLETED: DAY **30** MO. **Oct** YR. **69**

RC. **2740** ELEVATION **0.820** BASIN CODE **24**

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
Brown	Sand			0	18
Brown	Sand	Gravel & large stones		18	32 1/2
Grey	Limestone			32 1/2	45

31 0018609 00326091112 0045215

32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER			
0038	<input checked="" type="checkbox"/> FRESH	<input type="checkbox"/> SALTY	<input type="checkbox"/> SULPHUR	<input type="checkbox"/> MINERAL
0043	<input checked="" type="checkbox"/> FRESH	<input type="checkbox"/> SALTY	<input type="checkbox"/> SULPHUR	<input type="checkbox"/> MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
6 3/8	STEEL	219	0	33
6	GALVANIZED			0033
6	CONCRETE			
6	OPEN HOLE			
17-18	STEEL		33	33
17-18	GALVANIZED			
17-18	CONCRETE			
17-18	OPEN HOLE			0045

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)
10-13	
18-21	
26-29	

71 PUMPING TEST

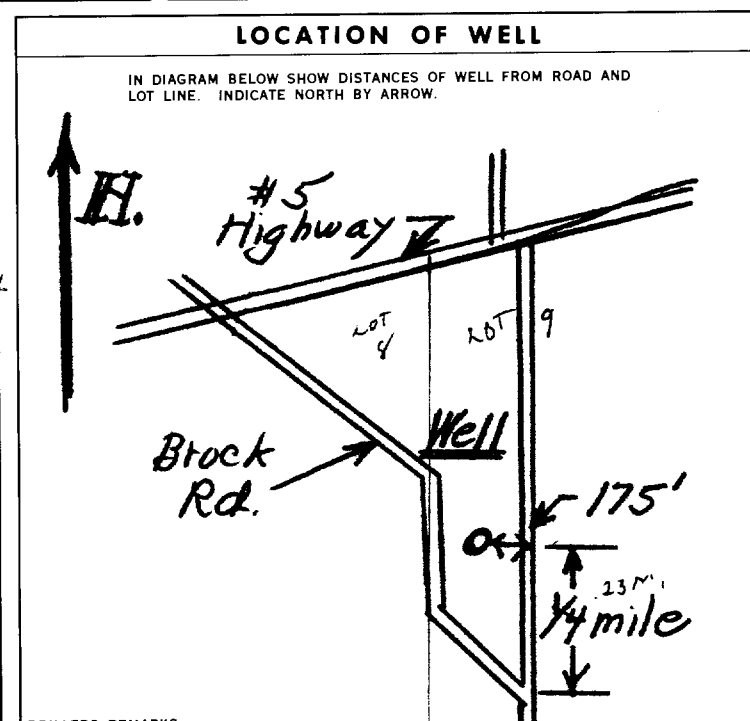
PUMPING TEST METHOD	PUMPING RATE	DURATION OF PUMPING
<input checked="" type="checkbox"/> PUMP	0006 $3\frac{1}{2}$ GPM.	01 HOURS 00 MINS.

STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING			
020	033	15 MINUTES: 033	30 MINUTES: 033	45 MINUTES: 033	60 MINUTES: 033

RECOMMENDED PUMP TYPE: SHALLOW DEEP

RECOMMENDED PUMP SETTING: 041 FEET

RECOMMENDED PUMPING RATE: $3\frac{1}{2}$ GPM.



FINAL STATUS OF WELL

WATER SUPPLY

WATER USE

DOMESTIC

METHOD OF DRILLING

CABLE TOOL

CONTRACTOR

NAME OF WELL CONTRACTOR: **George J. Wallis** LICENCE NUMBER: **3383**

ADDRESS: **RR #2 Stoney Creek**

NAME OF DRILLER OR BORER: **Same**

SIGNATURE OF CONTRACTOR: **George J. Wallis** SUBMISSION DATE: DAY **22** MO. **11** YR. **69**

OFFICE USE ONLY

DATA SOURCE: **1** CONTRACTOR: **5417** DATE RECEIVED: **271169**

DATE OF INSPECTION: **20, 10, 70** INSPECTOR: **F.P.**

REMARKS: **CSS.S8**

UTM Z E
 N S
 Elev.
 Basin



Page 633 of 103
 GROUND WATER BRANCH
 AC 68 27 1962 5862
 ONTARIO WATER RESOURCES COMMISSION

The Ontario Water Resources Commission Act

WATER WELL RECORD

County or District Wentworth Township, Village, Town or City West Flamboro
 Con. 2 Lot 9 Date completed 13 June 62
 (day month year)
 Address P.O. Greenville Ont.

Casing and Screen Record

Inside diameter of casing 6 1/4"
 Total length of casing 22'
 Type of screen -
 Length of screen -
 Depth to top of screen -
 Diameter of finished hole 6 1/4"

Pumping Test

Static level 18 1/2'
 Test-pumping rate 25 G.P.M.
 Pumping level 29'
 Duration of test pumping 40 min.
 Water clear or cloudy at end of test clear
 Recommended pumping rate 5 G.P.M.
 with pump setting of 35 feet below ground surface

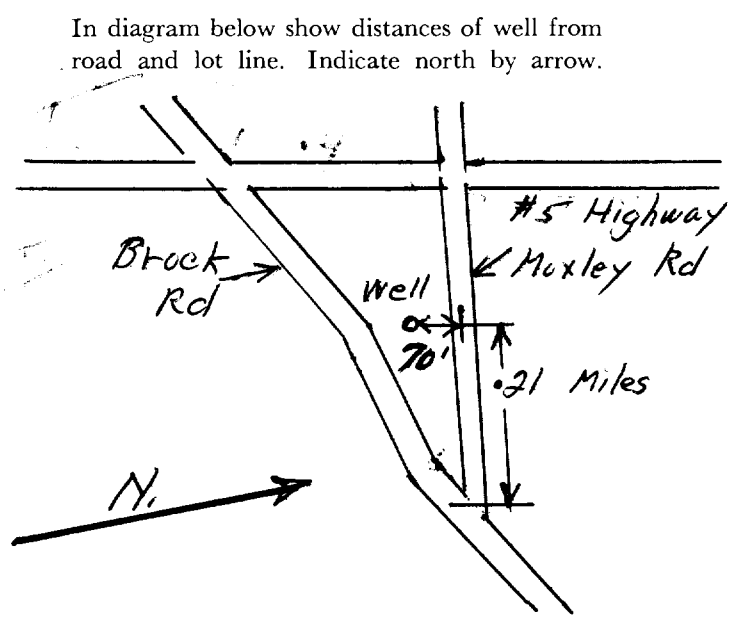
Well Log

Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
<u>Dug Well</u>	<u>0</u>	<u>21</u>		
<u>Br. Sandy soil</u>	<u>21</u>	<u>28</u>		
<u>Grey Limestone</u>	<u>28</u>	<u>29</u>	<u>28</u>	<u>Fresh.</u>

For what purpose(s) is the water to be used? Domestic
 Is well on upland, in valley, or on hillside? Upland
 Drilling or Boring Firm G. J. Wallis
 Address RR#2 Stoney Creek
 Licence Number 419
 Name of Driller or Borer Same
 Address _____
 Date June 21 1962
George J. Wallis
 (Signature of Licensed Drilling or Boring Contractor)

Location of Well



UTM 27 5R 4R 29



GROUNDWATER BRANCH
 68 No. 5981
 27 1962
 ONTARIO WATER RESOURCES COMMISSION

The Ontario Water Resources Commission Act

WATER WELL RECORD

County or District Wentworth Township, Village, Town or City W. Flamboro
 Con. 2 Lot 9 Date completed 31 May 62
 (day month year)
 Address Moxley Rd. Greenville

Casing and Screen Record

Inside diameter of casing 6 1/4"
 Total length of casing 24'
 Type of screen -
 Length of screen -
 Depth to top of screen -
 Diameter of finished hole 6 1/4"

Pumping Test

Static level 12'
 Test-pumping rate 15 G.P.M.
 Pumping level 18'
 Duration of test pumping 40 min.
 Water clear or cloudy at end of test clear
 Recommended pumping rate 5 G.P.M.
 with pump setting of 24' feet below ground surface

Well Log

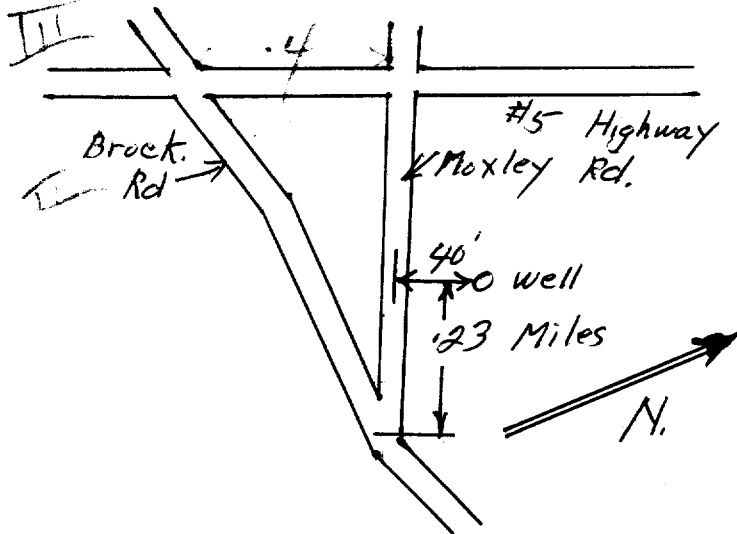
Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
<u>Red Sandy soil</u>	<u>0</u>	<u>18</u>		
<u>Red Sandy & Gravel</u>	<u>18'</u>	<u>21 1/2'</u>		
<u>Grey Limestone</u>	<u>21 1/2</u>	<u>28 1/2</u>	<u>28'</u>	<u>Fresh</u>

For what purpose(s) is the water to be used? Domestic
 Is well on upland, in valley, or on hillside? Upland
 Drilling or Boring Firm C. J. Wallis
 Address RC #2 Stoney Creek
 Licence Number 419
 Name of Driller or Borer Same
 Address
 Date June 4/62
George J. Wallis
 (Signature of Licensed Drilling or Boring Contractor)

Location of Well

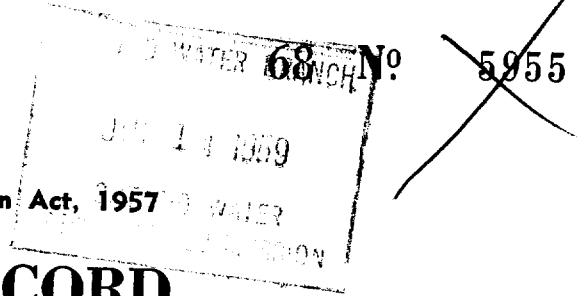
In diagram below show distances of well from road and lot line. Indicate north by arrow.



UTM 5 R 2 E
4 R 24 N

Elev. 4 R

Basin 24 R



The Ontario Water Resources Commission Act, 1957

WATER WELL RECORD

County or District Wentworth Township, Village, Town or City Flamboro W
 Con. 2 Lot 9 Date completed 8 June 59
 (day month year)
 Address Greenville P.O. Ont.

Casing and Screen Record

Inside diameter of casing 6 1/4"
 Total length of casing 24'
 Type of screen —
 Length of screen —
 Depth to top of screen —
 Diameter of finished hole 6 1/4"

Pumping Test

Static level 15'
 Test-pumping rate 3 G.P.M.
 Pumping level 29'
 Duration of test pumping 45 minutes
 Water clear or cloudy at end of test Clear
 Recommended pumping rate 2 G.P.M.
 with pumping level of 25'

Well Log

Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	No. of feet water rises	Kind of water (fresh, salty, sulphur)
<u>Light Brown Sandy Soil</u>	<u>0'</u>	<u>18'</u>			
<u>Grey clay</u>	<u>18'</u>	<u>22 1/2'</u>			
<u>Grey limestone</u>	<u>22 1/2'</u>	<u>39'</u>	<u>36'</u>	<u>24</u>	<u>Fresh</u>

For what purpose(s) is the water to be used?
Domestic

Is well on upland, in valley, or on hillside?
Upland

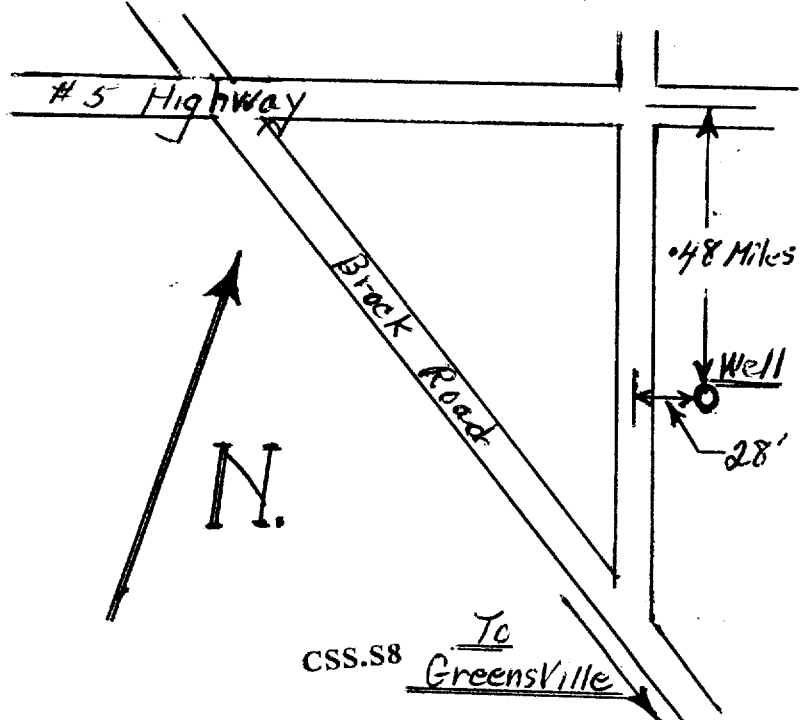
Drilling Firm George J. Wallis
 Address R.R.# 5
Hamilton

Licence Number 213
 Name of Driller Same
 Address —

Date June 10/59
George J. Wallis
 (Signature of Licensed Drilling Contractor)

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.





UTM 5 7 E

4 R N

Elev. 4

The Ontario Water Resources Commission Act

Basin 24

WATER WELL RECORD

ONTARIO WATER
RESOURCES COMMISSION

County or District Kentworth

Township, Village, Town or City West Hamber

Con. II Lot 8

Date completed 4 April 1967
(day month year)

Address R.R. 1. Hannon

Casing and Screen Record

Inside diameter of casing 6 1/4
Total length of casing 45
Type of screen
Length of screen
Depth to top of screen
Diameter of finished hole 6"

Pumping Test

Static level 48
Test-pumping rate 15 G.P.M.
Pumping level 50
Duration of test pumping 2 hrs.
Water clear or cloudy at end of test clear
Recommended pumping rate 4 G.P.M.
with pump setting of 55 feet below ground surface

Well Log

Water Record

Overburden and Bedrock Record

From ft.

To ft.

Depth(s) at which water(s) found

Kind of water (fresh, salty, sulphur)

Brown stoney clay
Blue
Limerock

0 20
20 45
45 60

55 fresh

For what purpose(s) is the water to be used? House

Is well on upland, in valley, or on hillside? HILLTOP. upland

Drilling or Boring Firm

Address

Licence Number 2633

Name of Driller or Borer Frank Ince

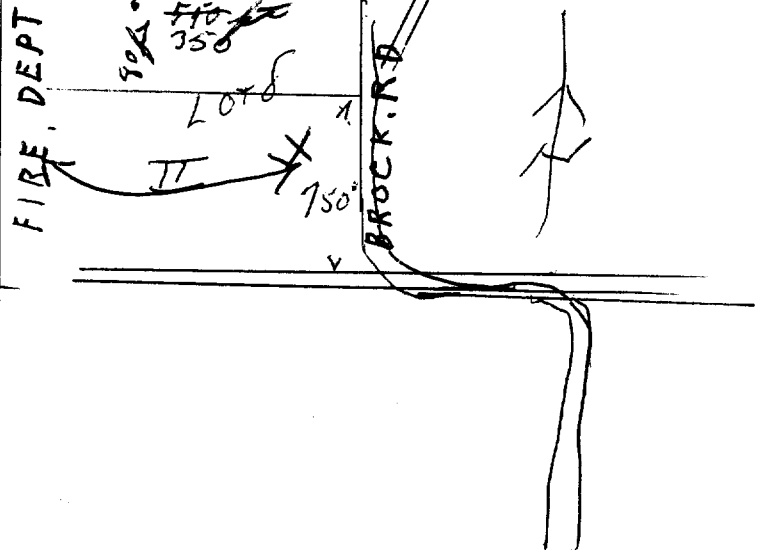
Address 175 Aldercrest Ave.

Date April 4. Hamilton

(Signature of Licensed Drilling or Boring Contractor)

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.





Hamilton

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

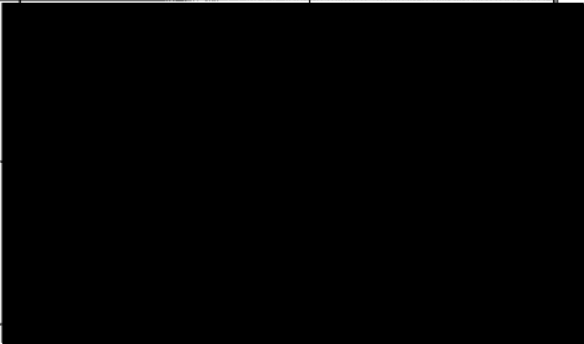
Phone: (905) 546-2424 ext. 4221
 Email: cofa@hamilton.ca

APPLICATION FOR CONSENT TO SEVER LAND
UNDER SECTION 53 OF THE PLANNING ACT

Office Use Only

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

1 APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Purchaser*			Phone:
			E-mail:
Registered Owners(s)	Tracy Kowalchuk		
Applicant(s)**	Urban in Mind c/o Terrance Glover		
Agent or Solicitor			Phone:
			E-mail:

*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. (O. Reg. 786/21)

** Owner's authorisation required if the applicant is not the owner or purchaser.

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

2 LOCATION OF SUBJECT LAND Complete the applicable lines

2.1 Area Municipality Hamilton	Lot PT 9	Concession Concession 2	Former Township West Flamborough
Registered Plan N°.	Lot(s)	Reference Plan N°.	Part(s)
Municipal Address 394 Old Brock Road			Assessment Roll N°.

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes No

If YES, describe the easement or covenant and its effect:

3 PURPOSE OF THE APPLICATION

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

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

creation of a new lot

Other: a charge

addition to a lot

a lease

an easement

a correction of title

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

creation of a new lot

Other: a charge

creation of a new non-farm parcel

a lease

(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation)

a correction of title

addition to a lot

an easement

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:

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be **Severed (lease, easement, charge etc.):**

Frontage (m)	Depth (m)	Area (m ² or ha)
79.5 m	varies	7,415.57 m ²

Existing Use of Property to be severed:

Residential

Industrial

Commercial

Agriculture (includes a farm dwelling)

Agricultural-Related

Vacant

Other (specify) _____

Proposed Use of Property to be severed:

Residential

Industrial

Commercial

Agriculture (includes a farm dwelling)

Agricultural-Related

Vacant

Other (specify) _____

Building(s) or Structure(s):

Existing: Agricultural

Proposed: Single-detached dwelling

Existing structures to be removed: N/A

Type of access: (check appropriate box)

provincial highway

right of way

municipal road, seasonally maintained

other public road

municipal road, maintained all year

Type of water supply proposed: (check appropriate box)

publicly owned and operated piped water system

lake or other water body

privately owned and operated individual well

other means (specify) _____

Type of sewage disposal proposed: (check appropriate box)

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

4.2 Description of land intended to be **Retained (remainder)**:

Frontage (m) 344.0 m	Depth (m) varies	Area (m ² or ha) 39,400.0 m ²
-------------------------	---------------------	--

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**)

Existing Use of Property to be retained:

- Residential
- Agriculture (includes a farm dwelling)
- Other (specify) no change to existing retained use
- Industrial
- Agricultural-Related
- Commercial
- Vacant

Proposed Use of Property to be retained:

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

Building(s) or Structure(s):

Existing: Single-detached dwelling

Proposed: N/A

Existing structures to be removed: N/A

Type of access: (check appropriate box)

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

Type of water supply proposed: (check appropriate box)

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

Type of sewage disposal proposed: (check appropriate box)

- 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): Hamlets (Rural Settlement Area), Greensville Secondary Plan

Urban Hamilton Official Plan designation (if applicable): _____

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

See Planning Justification Report

5.2 What is the existing zoning of the subject land?

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? R2-14-H

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

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard*	<input 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"/>	Concrete and aggregate supplier (400 m)
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	

*Complete MDS Data Sheet if applicable

6 PREVIOUS USE OF PROPERTY

- Residential Industrial Commercial
 Agriculture Vacant Other (specify)

- 6.1 If Industrial or Commercial, specify use _____
- 6.2 Has the grading of the subject land been changed by adding earth or other material, i.e., has filling occurred?
 Yes No Unknown
- 6.3 Has a gas station been located on the subject land or adjacent lands at any time?
 Yes No Unknown
- 6.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
 Yes No Unknown
- 6.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
 Yes No Unknown
- 6.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or biosolids was applied to the lands?
 Yes No Unknown
- 6.7 Have the lands or adjacent lands ever been used as a weapons firing range?
 Yes No Unknown
- 6.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?
 Yes No Unknown
- 6.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?
 Yes No Unknown

- 6.10 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?
 Yes No Unknown
- 6.11 What information did you use to determine the answers to 6.1 to 6.10 above?
 Based off of historic aerial photos and discussions with the owner.
- 6.12 If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.
 Is the previous use inventory attached?
 Yes No

7 PROVINCIAL POLICY

- 7.1 a) Is this application consistent with the Policy Statements issued under subsection of the *Planning Act*? (Provide explanation)
 Yes No
 See Planning Justification Report
- b) Is this application consistent with the Provincial Policy Statement (PPS)?
 Yes No (Provide explanation)
 See Planning Justification Report
- c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
 Yes No (Provide explanation)
 See Planning Justification Report
- d) Are the subject lands within an area of land designated under any provincial plan or plans? (If YES, provide explanation on whether the application conforms or does not conflict with the provincial plan or plans.)
 Yes No
- e) Are the subject lands subject to the Niagara Escarpment Plan?
 Yes No
 If yes, is the proposal in conformity with the Niagara Escarpment Plan?
 Yes No
 (Provide Explanation)
- f) Are the subject lands subject to the Parkway Belt West Plan?
 Yes No
 If yes, is the proposal in conformity with the Parkway Belt West Plan?
 Yes No (Provide Explanation)
- g) Are the subject lands subject to the Greenbelt Plan?
 Yes No

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

Yes No (Provide Explanation)

See Planning Justification Report

8 HISTORY OF THE SUBJECT LAND

8.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

Yes No Unknown

If YES, and known, indicate the appropriate application file number and the decision made on the application.

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

8.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land? Yes No

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

8.4 How long has the applicant owned the subject land?

8.5 Does the applicant own any other land in the City? Yes No

If YES, describe the lands in "11 - Other Information" or attach a separate page.

9 OTHER APPLICATIONS

9.1 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval? Yes No Unknown

If YES, and if known, specify file number and status of the application.

9.2 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

Yes No Unknown

If YES, and if known, specify file number and status of the application(s).

File number _____ Status _____

10 RURAL APPLICATIONS

10.1 Rural Hamilton Official Plan Designation(s)

Agricultural Rural Specialty Crop
 Mineral Aggregate Resource Extraction Open Space Utilities
 Rural Settlement Area (specify) Greenville Settlement Residential

Settlement Area Designation

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm operation.

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

- Agricultural Severance or Lot Addition
 Agricultural Related Severance or Lot Addition
 Rural Resource-based Commercial Severance or Lot Addition
 Rural Institutional Severance or Lot Addition
 Rural Settlement Area Severance or Lot Addition
- } (Complete Section 10.3)
- Surplus Farm Dwelling Severance from an Abutting Farm Consolidation (Complete Section 10.4)
 Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation (Complete Section 10.5)

10.3 **Description of Lands**

a) Lands to be Severed:

Frontage (m): (from Section 4.1) 79.5 m	Area (m ² or ha): (from in Section 4.1) 7,415.57 m ²
--	---

Existing Land Use: Open Space Proposed Land Use: Single-detached dwelling/rural residential

b) Lands to be Retained:

Frontage (m): (from Section 4.2) 344.0 m	Area (m ² or ha): (from Section 4.2) 39,400.0 m ²
---	--

Existing Land Use: Single-detached dwelling/agricultural Proposed Land Use: Rural residential/agricultural (no change)

10.4 **Description of Lands (Abutting Farm Consolidation)**

a) Location of abutting farm:

 (Street) (Municipality) (Postal Code)

b) Description abutting farm:

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

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

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

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

Existing Land Use: _____ Proposed Land Use: _____

d) Description of surplus dwelling lands proposed to be severed:

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

Front yard set back: _____

e) Surplus farm dwelling date of construction:

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

f) Condition of surplus farm dwelling:

- Habitable Non-Habitable

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

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

Existing Land Use: _____ Proposed Land Use: _____

10.5 Description of Lands (Non-Abutting Farm Consolidation)

- a) Location of non-abutting farm

 (Street) (Municipality) (Postal Code)

- b) Description of non-abutting farm

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

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

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

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

Front yard set back: _____

- d) Surplus farm dwelling date of construction:

Prior to December 16, 2004 After December 16, 2004

- e) Condition of surplus farm dwelling:

Habitable Non-Habitable

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

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

Existing Land Use: _____ Proposed Land Use: _____

11 OTHER INFORMATION

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

See Planning Justification Report regarding lot size and lot coverage explanation

12 ACKNOWLEDGEMENT CLAUSE

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

June 8th, 2022

Date

Tracy Kowalchuk

Signature of Owner



Hamilton

FL/B-22:72 – 394 Old Brock Road, Flamborough

Recommendation:

Development Planning - Approve

Proposed Conditions:

1. The owner shall submit a deposited Ontario Land Surveyor's Reference Plan to the Committee of Adjustment Office, unless exempted by the Land Registrar. The reference plan must be submitted in pdf and also submitted in CAD format, drawn at true scale and location and tied to the City corporate coordinate system. (Committee of Adjustment Section)
2. The owner shall pay any outstanding realty taxes and/or all other charges owing to the City Treasurer. (Committee of Adjustment Section)
3. The owner submits to the Committee of Adjustment office an administration fee, payable to the City of Hamilton, to cover the costs of setting up a new tax account for each newly created lot. (Committee of Adjustment Section)
4. A Permit to injure or remove municipal trees is a requirement of this application. A Tree Management Plan must be submitted to the Forestry and Horticulture Section c/o the Urban Forestry Health Technician, to address potential conflicts with publicly owned trees.
5. The owner shall comply with Ontario Building Code requirements regarding spatial separation distances of any structures. Compliance to be confirmed by the Planning and Economic Development Department (Building Division – Plan Examination Section).
6. The owner shall submit survey evidence from a BCIN Qualified Designer (Part 8 Sewage System) or Professional Engineer that the existing septic system complies with the clearance requirements of Part 8 of the Ontario Building Code for the lands to be severed and or retained, to the satisfaction of the Planning and Economic Development Department (Building Division – Plan Examination Section).
7. Transportation Planning has no objection to the severance if the required right-of-way dedication of:
 - a. Approximately \pm 3.5 metres is dedicated to the City of Hamilton on Moxley Road as per the Council Approved Rural Official Plan: Chapter C - City Wide Systems and Designations, 4.5 Road Network, 4.5.2. Local Roads (Subject to the satisfaction and approval of the Manager, Transportation Planning).

STAFF COMMENTS**HEARING DATE: September 24, 2024**

Hamilton

- b. Approximately ± 3.0 metres is dedicated to the City of Hamilton on Old Brock Road as per the Council Approved Rural Official Plan: Chapter C - City Wide Systems and Designations, 4.5 Road Network, 4.5.2. Local Roads (Subject to the satisfaction and approval of the Manager, Transportation Planning).
 - c. A survey conducted by an Ontario Land Surveyor and at the Applicant's expense will determine the ultimate dimensions for the right-of-way widening (Subject to the satisfaction and approval of the Manager, Transportation Planning).
8. The Applicant's surveyor is to contact Geomatics and Corridor Management to confirm the right-of-way dedication requirements (Subject to the satisfaction and approval of the Manager, Transportation Planning).
9. The owner/applicant shall receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section).
10. The owner/applicant shall submit survey evidence that the lands to be severed and the lands to be retained, including the location of any existing structure(s), parking and landscaping conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section).
11. If a Condition for a road widening and/or daylight triangle dedication is required, the owner/applicant shall submit survey evidence that the [enter either lands to be severed and/or the lands to be retained], including the lot width, lot area, the location of any existing structure(s), parking and landscaping [enter any other regulations which may be applicable for determining zoning compliance], conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section).
12. That, the owner submits a Hydrogeological Report prepared by a qualified professional in support of the proposed severance to the satisfaction of City's Source Protection Section.
13. That the Owner enter into with the City of Hamilton and register on title of the lands, a Consent Agreement, having an administrative fee of \$5065.00 (2024 fee) to address issues including but not limited to: grading and drainage to a suitable outlet on the conveyed and retained parcels (detailed grading plan required), erosion and sediment control measures (to be included on the grading plan); cash payment requirements for items such as street trees (City policy requires one (1) street tree/lot, , stormwater management infrastructure and securities for items that may include: lot grading (\$10,000.00 grading security), driveway approaches, and any damage during construction (unknown costs at this time). Cash payments mentioned above are subject to change.

STAFF COMMENTS**HEARING DATE: September 24, 2024**

Hamilton

14. That the owner shall receive final approval of Minor Variance application FL/A-22:248, to the satisfaction of the Director of Development Planning.
15. That the owner provides written commitment of their adherence to the mitigation measures for registered archaeological site AhGx-819, as recommended in report P1037-0085-2021 prepared by Earthworks Archaeological Services Inc., dated February 21, 2021, including protective buffering, temporary barriers and “no-go” instructions for all on-site crews, as well as any additional measures required by the Ministry of Citizenship and Multiculturalism upon their completion of review of said report, to the satisfaction and approval of the Director of Heritage and Urban Design.
16. That the owner provide written commitment to undertake Stage 4 site specific mitigation of AhGx-819, as recommended in report P1037-0085-2021 prepared by Earthworks Archaeological Services Inc., dated February 21, 2021, as well as any additional measures required by the Ministry of Citizenship and Multiculturalism upon their completion of review of said report, prior to any disturbance on the lands to be retained, to the satisfaction and approval of the Director of Heritage and Urban Design.
17. That the Ministry of Citizenship and Multiculturalism confirm compliance of the Stage 3 report P1037-0085-0091-2021 and a copy of said confirmation be provided to the City of Hamilton, to the satisfaction and approval of the Director of Heritage and Urban Design.
18. That the applicant must lift the Holding ‘H’ Provision for the severed lands only, to the satisfaction of the Director of Development Planning.

Proposed Notes:

The lands to be retained will remain as 394 Old Brock Road (Flamborough).

The lands to be conveyed will be assigned the address of 424 Old Brock Road (Flamborough).

We ask that the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City’s Sign By-law, in a manner that is clearly visible from the road.



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Development Planning:

Background

	Frontage	Depth	Area
SEVERED LANDS:	79.5 m±	Varies m±	7,415.57 m ² ±
RETAINED LANDS:	344.0 m±	Varies m±	39,400.0 m ² ±

To permit the conveyance of a parcel of land to create a new residential building lot and to retain a parcel of land containing a single detached dwelling, to remain. Staff note that Minor Variance application FL/A-22:248 is a concurrent application to facilitate the proposed severance.

Staff note that a Holding 'H' Provision is in place on the subject lands and a Zoning By-law Amendment (Holding Removal) application will be required to lift this Holding 'H' Provision.

Analysis

Greenbelt Plan

The subject lands are designated as "Hamlet" on Appendix II of the Greenbelt Plan. Section 3.4.4.1 of the Greenbelt Plan permits limited growth through infill and intensification of Hamlets subject to appropriate water and sewage services.

Rural Hamilton Official Plan

The subject lands are designated as "Rural Settlement Area" in Schedule – D Rural Land Use Designations of the Rural Hamilton Official Plan. Policies C.3.4.4, C.5.1, D.5.1, F.1.14.2.1 and F.1.14.2.4, amongst others, are applicable and permit the proposed single detached dwelling. The subject lands are also located within the Greensville Rural Settlement Area and are subject to the policies of the Rural Settlement Area.

Development Planning staff defer to Cultural Heritage Planning staff regarding the conformity of the proposal to the Cultural Heritage and Archaeology policies of the Rural Hamilton Official Plan. Development Planning staff defer to Source Protection Planning staff regarding the conformity of the proposal to the private servicing policies of the Rural Hamilton Official Plan.

Policy F.1.14.2.1 a) i) permits severances for residential uses within a Rural Settlement Area and F.1.14.2.1 c) provides general criteria for the creation of new lots:



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“F.1.14.2.1 c) All proposed severances that create a new lot shall:

- i. comply with the policies of this Plan including a rural settlement area plan where one exists;
- ii. be compatible with and not hinder surrounding agricultural operations
- iii. conform to the Zoning By-law;
- iv. only be permitted when both severed and retained lots have frontage on a public road; and,
- v. meet the requirements of Section C.5.1, Private Water and Wastewater Services.”

Policy F.1.14.2.4 reads as follows:

“F.1.14.2.4 Within designated Rural Settlement Areas all proposed severances that create a new lot and proposed lot additions shall:

- a) comply with the policies of this Plan including a rural settlement area plan where one exists;
- b) be compatible with and not hinder surrounding agricultural operations;
- c) conform to the Zoning By-law;
- d) be permitted only when both severed and retained lots have frontage on a public road;
- e) meet Minimum Distance Separation requirements; and,
- f) meet the requirements of Section C.5.1, Private Water and Wastewater services, except as permitted in F.1.14.2.7 d) (OPA 18)”

Staff note that the proposed severed lot is to have a frontage of 79.5 metres and have an area of 7,415.57 square metres. The proposed retained lot is to have a frontage of 344 metres and an area of 39,400 square metres. The Zoning By-law requires a minimum lot width of 35 metres and a minimum area of 8,000 square metres. The proposed severed lot exceeds the frontage requirement, however,



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does not meet the minimum lot area requirement. The proposed retained lot exceeds these requirements. Both the severed and retained lots would have frontage on Old Brock Road.

Staff further note that Minor Variance application FL/A-22:248 was submitted to address the minimum lot area of the proposed severed lot and to permit a maximum lot coverage of 20%.

Greenville Rural Settlement Area

The subject lands are designated “Settlement Residential” on Map 8a – Greenville Rural Settlement Area Plan. The subject lands are further identified as “Major Development Area A” on Map 8b – Greenville Major Development Areas. Policies 3.5.5.3, 3.5.5.6, 3.5.5.7 and 3.5.13, amongst others, apply and permit the proposed single detached dwelling.

Staff note that Policy 3.5.5.3 states that the predominant form of residential development shall continue to be single detached dwellings. Policy 3.5.5.4 permits infill development by the consent process where it is clear that a Plan of Subdivision is not necessary. Policy 3.5.5.7 requires new residential development to be compatible with the existing residential character of the area, with respect to the scale, massing and height of existing residential uses.

With respect to Variance 2, the applicant is requesting 20% lot coverage for the severed lands as the final proposed built form is not yet decided. Staff have insufficient information to carry out a fulsome review of a potential built form resulting from the requested 20% lot coverage and how it relates to the existing residential character and built form of the area. Therefore, staff are of the opinion that Variance 2 does not meet the intent of Policy 3.5.5.7 regarding.

Staff further note that Policy 3.5.13 provides criteria, in addition to Policy C.5.1 of Volume 1, regarding private servicing requirements for development within the Greenville Rural Settlement Area. Staff defer to Source Protection Planning staff regarding the proposal’s conformity to these policies.

Archaeology

The subject property meets three (3) of the ten criteria used by the City of Hamilton and Ministry of Heritage, Sport, Tourism and Culture Industries for determining archaeological potential:

- 1) In an area of sandy soil in areas of clay or stone;
- 2) Within 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody; and
- 3) Along historic transportation routes.



Hamilton

These criteria define the property as having archaeological potential. Accordingly, Section 2 (d) of the *Planning Act* and Section 2.6.2 of the Provincial Policy Statement apply to the subject application.

A Stage 3 archaeological report (P1037-0085-0091-2021) has been submitted to the City of Hamilton and the Ministry of Citizenship and Multiculturalism. The Stage 3 report requires mitigation measures for registered archaeological site AhGx-819, including protective buffers, temporary hoarding and “no-go” instructions for any crews on site conducting work on the proposed lands to be severed for development. Further Stage 4 mitigation is required for site AhGx-819, which is located on the lands to be reattained which are not proposed for development at this time. The report has yet to be signed off by the Ministry for compliance with licensing requirements.

Cultural Heritage

No comments.

Former Town of Flamborough Zoning By-law No. 90-145

The subject lands are zoned Settlement Residential (R2-14-H) Zone, Modified, Holding, in Former Town of Flamborough Zoning By-law No. 90-145. The proposed severed lot is to have a frontage of 79.5 metres and have an area of 7,415.57 square metres. The proposed retained lot is to have a frontage of 344 metres and an area of 39,400 square metres. The Zoning By-law requires a minimum lot width of 35 metres and a minimum area of 8,000 square metres. The proposed severed lot exceeds the frontage requirement but does not meet the minimum lot area requirement. The proposed retained lot exceeds these requirements. Both the severed and retained lots would have frontage on Old Brock Road.

Staff note Minor Variance application FL/A-22:248 was submitted to address the minimum lot area of the proposed severed lot and to permit a maximum lot coverage of 20%. Staff further note that while the proposed single detached dwelling is a permitted use, development is prohibited until the Holding ‘H’ provision in place on the subject lands is lifted.

Holding ‘H’ Provision

Both the proposed severed and retained lands are subject to a Holding ‘H’ Provision. Staff note that while Zoning By-law No. 90-145 does not establish specific criteria that must be met before the Holding may be removed, Development Planning staff have interpreted that it may be lifted once an applicant demonstrates that ‘orderly development’ is achieved. This would include demonstrating adequate private services, access and clearance of any archaeological requirements. Should this



Hamilton

Consent to Sever Application be approved, staff recommend a condition be added that the applicant must lift the Holding 'H' Provision for the severed portion only.

Based upon review of the above policies and the materials provided in support of this severance application, staff are of the opinion that the proposed severance meets the intent of the Urban Hamilton Official Plan. **Provided approval from Cultural Heritage Planning and Source Protection Planning staff, Development Planning staff recommend the proposed severance be approved, subject to the recommended conditions.**

Variances 1

1. A minimum lot area of 7,415.57 square metres shall be provided for the portion of the lands to be conveyed instead of the minimum required lot area of 8,000 square metres.

The intent of this zoning provision is to ensure that new residential development is compatible in scale and character with existing residential development and that new residential lots are of a sufficient size to sustainably support a private well and septic system. As noted above, Development Planning staff defer to Source Protection Planning staff's comments regarding private servicing.

Staff note that the sizes of existing residential lots along Old Brock Road vary widely in lot area, with some being as small as approximately 1400 square metres and as some as large as approximately 8000 square metres. There are some lots similar in size to the proposed severed lot, at approximately 7,400 square metres in area. Staff are of the opinion that the proposed severed lot is compatible in scale with existing residential lots and is in keeping with the character of the area.

Development Planning staff are of the opinion that, provided Variance 1 receives support from Source Protection Planning staff, the requested variance maintains the intent of the Rural Hamilton Official Plan and Zoning By-law, is desirable for the appropriate development of the lands and is minor in nature.

Variance 2

2. A maximum of 20% lot coverage shall be provided for the portion of the lands to be conveyed instead of the required 10% lot coverage.

The intent of this zoning provision is to prevent the overdevelopment of lots, to maintain a consistent built form and residential character in the area and to ensure sufficient permeable surface is provided to maintain drainage and stormwater infiltration. Development Planning staff defer to Development Engineering staff regarding drainage and stormwater management concerns.

STAFF COMMENTS

HEARING DATE: September 24, 2024



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Staff note that the requested 20% lot coverage would apply as a maximum aggregate limit for all structures or buildings on the property. Staff further note that the proposed lot coverage for the severed lands is 13.2%, but the proposed buildings are conceptual. The applicant is requesting 20% lot coverage for the severed lands as the final proposed built form is not yet decided. Staff have insufficient information to carry out a fulsome review of a potential built form resulting from the requested 20% lot coverage and how it relates to the existing residential character and built form of the area. Therefore, staff are unable to support Variance 2 at this time as staff are concerned that the variance does not maintain the intent of the Rural Hamilton Official Plan and Zoning By-law, is not desirable for the appropriate development of the land and is not minor in nature.

Staff are of the opinion that Variance 1 meets the four tests of a minor variance whereas Variance 2 does not. **Staff recommend approval of Variance 1 and denial of Variance 2.**

Zoning:

Recommendation:	Comments and Conditions / Notes
Proposed Conditions:	<ol style="list-style-type: none"> 1. The owner/applicant shall receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section). 2. The owner/applicant shall submit survey evidence that the lands to be severed and the lands to be retained, including the location of any existing structure(s), parking and landscaping conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section). 3. If a Condition for a road widening and/or daylight triangle dedication is required, the owner/applicant shall submit survey evidence that the [enter either lands to be severed and/or the lands to be retained], including the lot width, lot area, the location of any existing structure(s), parking and landscaping [enter any other regulations which may be applicable for determining zoning compliance], conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of the appropriate Planning Act application in order to seek relief from the requirements of the Zoning By-law (Planning Division – Zoning Review Section).
Comments:	<ol style="list-style-type: none"> 1. This application is to be heard in conjunction with variance application FL/A-22:248.

STAFF COMMENTS**HEARING DATE: September 24, 2024**

Hamilton

	<p>2. The appropriate Planning Act approvals [lot area and lot coverage] will be required for zoning compliance of the lands to be conveyed/retained.</p> <p>3. The applicant should obtain an appropriate municipal address for the proposed parcel(s) from the Legislated Approvals and Staging of Development Section of the Planning and Economic Development Department prior to the issuance of a building permit.</p> <p>4. In order to clear conditions, the applicant will be required to make application for a Zoning Compliance Review and pay the relevant fees.</p>
Notes:	

Development Engineering:

Recommendation:	Approve with Conditions
Proposed Conditions:	<p>1. That, the owner submits a Hydrogeological Report prepared by a qualified professional in support of the proposed severance to the satisfaction of City's Source Protection Section.</p> <p>2. That the Owner enter into with the City of Hamilton and register on title of the lands, a Consent Agreement, having an administrative fee of \$5065.00 (2024 fee) to address issues including but not limited to: grading and drainage to a suitable outlet on the conveyed and retained parcels (detailed grading plan required), erosion and sediment control measures (to be included on the grading plan); cash payment requirements for items such as street trees (City policy requires one (1) street tree/lot, , stormwater management infrastructure and securities for items that may include: lot grading (\$10,000.00 grading security), driveway approaches, and any damage during construction (unknown costs at this time). Cash payments mentioned above are subject to change.</p>
Comments:	The severed and retained portion of the property are going to be serviced by a private water well and septic system. Therefore, the proponent should submit a Hydrogeological Report prepared by a qualified professional in support of the proposed severance.
Notes:	

Building Engineering:

Recommendation:	Comments and Conditions / Notes
Proposed Conditions:	The owner shall comply with Ontario Building Code requirements regarding spatial separation distances of any structures. Compliance to be confirmed by the Planning and Economic Development Department (Building Division – Plan Examination Section).

STAFF COMMENTS**HEARING DATE: September 24, 2024**

Hamilton

	The owner shall submit survey evidence from a BCIN Qualified Designer (Part 8 Sewage System) or Professional Engineer that the existing septic system complies with the clearance requirements of Part 8 of the Ontario Building Code for the lands to be severed and or retained, to the satisfaction of the Planning and Economic Development Department (Building Division –Plan Examination Section).
Comments:	
Notes:	In order to clear conditions, the applicant will be required to make application for Ontario Building Code compliance and pay the relevant fees.

Transportation Planning:

Recommendation:	Approve with Conditions
Proposed Conditions:	<p>Transportation Planning has no objection to the severance if the required right-of-way dedication of:</p> <ol style="list-style-type: none"> 1. Approximately \pm 3.5 metres is dedicated to the City of Hamilton on Moxley Road as per the Council Approved Rural Official Plan: Chapter C - City Wide Systems and Designations, 4.5 Road Network, 4.5.2. Local Roads. 2. Approximately \pm 3.0 metres is dedicated to the City of Hamilton on Old Brock Road as per the Council Approved Rural Official Plan: Chapter C - City Wide Systems and Designations, 4.5 Road Network, 4.5.2. Local Roads. <p>A survey conducted by an Ontario Land Surveyor and at the Applicant's expense will determine the ultimate dimensions for the right-of-way widening.</p> <p>The Applicant's surveyor is to contact Geomatics and Corridor Management to confirm the right-of-way dedication requirements.</p> <p>Subject to the satisfaction and approval of the Manager, Transportation Planning.</p>
Comments:	
Notes:	

Source Protection Planning:

Recommendation:	Approve with Conditions
Proposed Conditions:	

STAFF COMMENTS**HEARING DATE: September 24, 2024**

Hamilton

<p>Comments:</p>	<p>The application seeks to sever the northern portion of the lot at 394 Old Brock Road, Flamborough. The proposed severed lot is planned to be sold for future development and the retained lot would continue to be used for agricultural purposes.</p> <p>Please note that these are partial comments as the review of the latest information is still underway due to the limited review period. In the meantime, our previous request for a stamped design for the water treatment option was not provided and therefore our previous comments still apply:</p> <ol style="list-style-type: none"> 1. Public Health is supportive of the severance based on a viable treatment option. The applicant shall provide a signed and stamped design for the water treatment option that would successfully reduce the exceedances in the raw water (TDS, sodium, chloride, hardness). 2. The water quality exceedances and the water treatment option should be registered on the property title for the awareness of future property owners.
<p>Notes:</p>	

Forestry:

<p>Recommendation:</p>	<p>Approve with Conditions</p>
<p>Proposed Conditions:</p>	<p>A Permit to injure or remove municipal trees is a requirement of this application. A Tree Management Plan must be submitted to the Forestry and Horticulture Section c/o the Urban Forestry Health Technician, to address potential conflicts with publicly owned trees.</p>
<p>Comments:</p>	<p>Conditions of the Forestry and Horticulture Section will be cleared only after receipt of all applicable fees.</p> <p>An assessment of the information provided shows that there are potential conflicts with publicly owned trees or trees that may become city assets through right of way widening.</p> <p>Where existing municipal trees are impacted by development work, are within proximity of the development work or access/egress to the development work, a Public Tree Permit to injure or remove municipal trees is required.</p> <p>Where ownership of trees in proximity to the boundary between public and private land is un-certain, the subject trees must be surveyed by the applicant to confirm ownership. Ownership is as per By-law 15-125.</p>



Hamilton

Ownership must be clearly identified on the Tree Management Plan as either municipal or private.

No Landscape plan required.

TREE MANAGEMENT

Tree Protection is a measure of efforts to preserve existing trees during the Planning of New Developments, Infrastructure Enhancements, Utility Upgrades & Residential Improvements.

The Forestry & Horticulture Section requires that a Tree Management Plan be prepared by a MTCU Qualified Arborist, or ISA Certified Arborist, or a Registered Landscape Architect. All trees within this proposed development area must be surveyed, identified and accurately plotted on the plan to determine ownership, including intensions regarding retention or removal.

It is compulsory that all proposed surface treatment changes within individual tree driplines as well as property lines, building footprints, driveways, utility construction corridors and temporary access roads be accurately depicted on the submission.

The Tree Inventory Analysis Table on the Tree Management Plan shall not be considered complete without the following data and recommended action for each tree.

- Species by Botanical and common name
- Diameter at breast height in centimeters or millimeters
- Ownership {> 50% @ ground level = ownership}
- Biological health
- Structural condition
- Proposed grade changes within individual driplines {compulsory}
- Proposed utility construction within individual driplines {compulsory}
- Proposed removals or relocations
- Proposed trees to be protected.

If it is determined and verified that existing trees can remain, a Tree Protection Zone Detail with notes showing Tree Preservation Techniques shall be included on the submission as per the Public Tree Preservation and Sustainability Policy.

The determination of ownership of all trees is the responsibility of the applicant and any civil issues which may exist or arise between property owners with respect to trees, must be resolved by the applicant. The

STAFF COMMENTS**HEARING DATE: September 24, 2024**

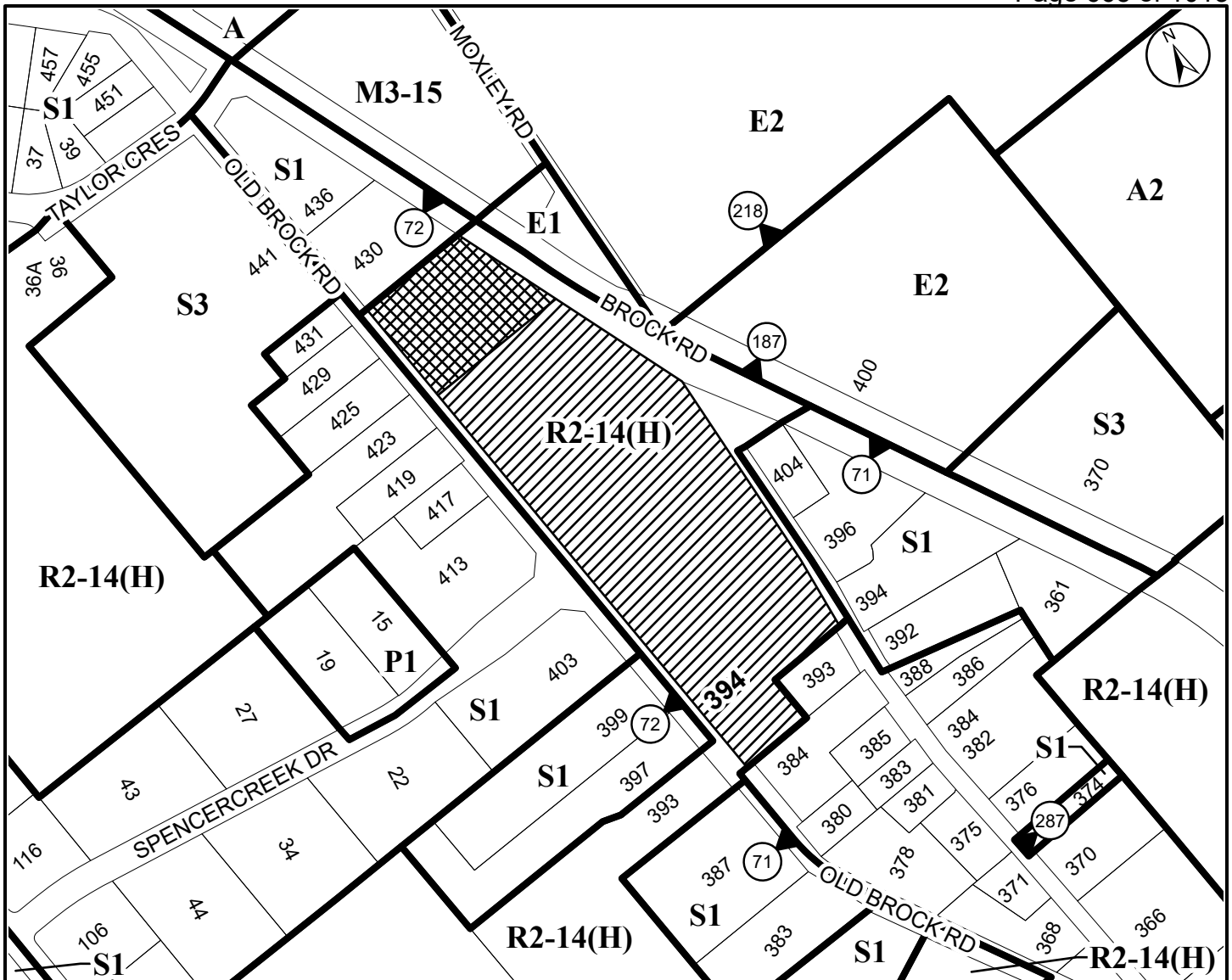
Hamilton

	<p>ownership of each individual tree inventoried must be clearly stated as municipal or private.</p> <p>All Healthy trees on municipal property which are found to be in conflict with this proposed development and do not meet our criteria for removal are subject to a replacement fee as outlined in the Public Tree Preservation and Sustainability Policy in conjunction with By-Law 15-125.</p> <p>A permit will be issued upon approval of the Tree Management Plan and applicable fees.</p>
Notes:	

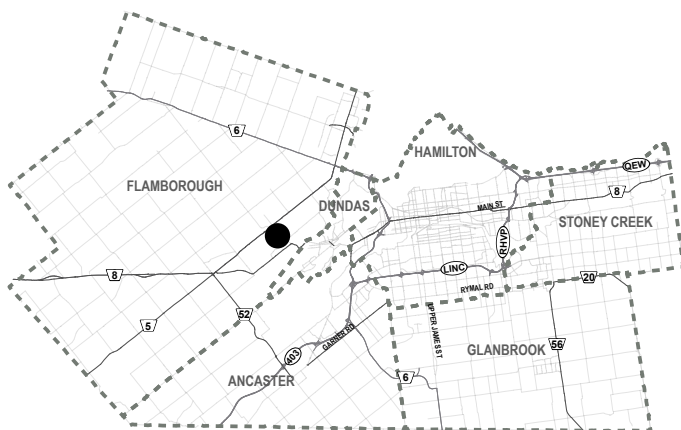
Legislative Approvals:

Recommendation:	Comments and Conditions / Notes
Proposed Conditions:	
Comments:	<p>The lands to be retained will remain as 394 Old Brock Road (Flamborough).</p> <p>The lands to be conveyed will be assigned the address of 424 Old Brock Road (Flamborough).</p>
Notes:	<p>We ask that the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City's Sign By-law, in a manner that is clearly visible from the road.</p>

Please Note: Public comment will be posted separately, if applicable.



● Site Location





City of Hamilton

Committee of Adjustments

Subject Property

394 Old Brock Road, Flamborough (Ward 13)

-  Lands to be retained
-  Lands to be severed

File Name/Number:
FL/B-22:72

Date:
September 13, 2024

Technician:
SH

Scale:
N.T.S.

Appendix "A"



Hamilton



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
Minor Variance

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/A-22:248	SUBJECT PROPERTY:	394 Old Brock Road, Flamborough
ZONE:	Settlement Residential (R2-14-H)	ZONING BY-LAW:	Zoning By-law former Town of Flamborough 90-145-Z, as Amended

APPLICANTS: Owner: Tracy Kowalchuk
Applicant: Urban in Mind c/o Terrance Glover

The following variances are requested:

1. A minimum lot area of 7,415.57 m² shall be provided for the portion of the lands to be conveyed instead of the minimum required lot area of 8,000 m².
2. A maximum of 20% lot coverage shall be provided for the portion of the lands to be conveyed instead of the required 10% lot coverage.

PURPOSE & EFFECT: To permit a severance of a lot containing a existing single detached dwelling on the lands to be retained and a proposed single detached dwelling on the lands to be conveyed.

Notes:

- i. Please note this application is to be heard in conjunction with Severance Application FL/B-22:72.
- ii. Insufficient information has been provided to determine parking space size and location within proposed Single Detached Dwelling. Should the parking indicated on the site plan, within the building envelope as indicated by the applicant, not meet the requirements of Flamborough Zoning By-Law 90-145z, additional variances may be required.
- iii. Please note this property is located within a holding zone. Under section 4.5 of Flamborough Zoning By-Law 90-145z, where the zone symbol on Schedules A-1 to A-48 inclusive has the suffix (H), no lot shall be used or no building or structure shall be erected, located or used therein except for the following purposes until the suffix (H) has been removed from the zone symbol by a by-law passed

FL/A-22:248

pursuant to Sections 34 and 35(4) of the Planning Act, R.S.O. 1983, Chapter 1. As such, regarding the proposed Single Detached Dwelling, no development shall occur until the requirements have been met to remove the holding provision from the lands.

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, September 24, 2024
TIME:	2:10 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	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:

- 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 September 20, 2024

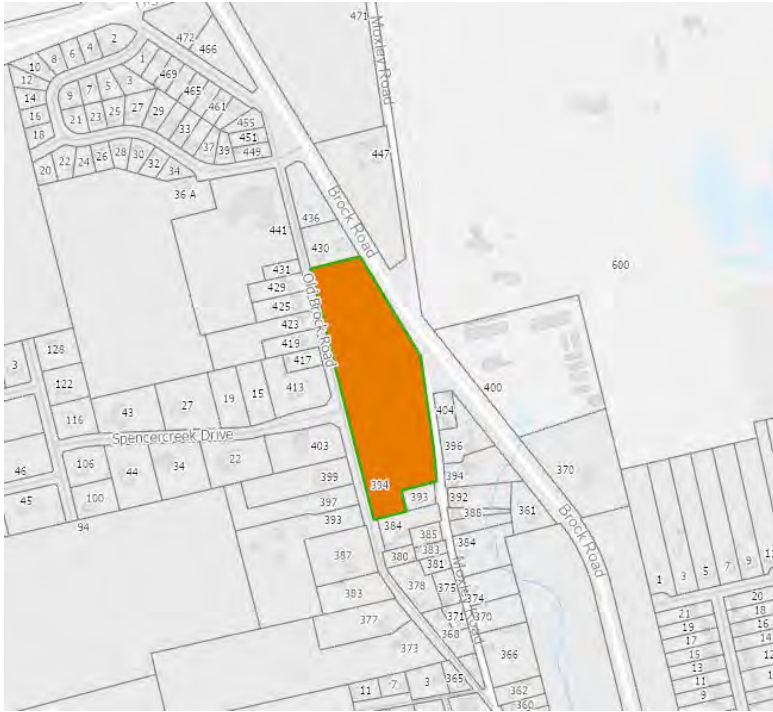
Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon September 23, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding FL/A-22:248, 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 a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer 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.

FL/A-22:248



 Subject Lands

DATED: September 5, 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, and may include posting electronic versions.



Hamilton

COMMITTEE OF ADJUSTMENTCity 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 Submissions**

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. 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. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

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

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

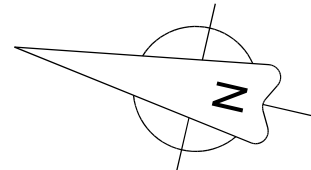
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

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 on the Notice of Public Hearing.

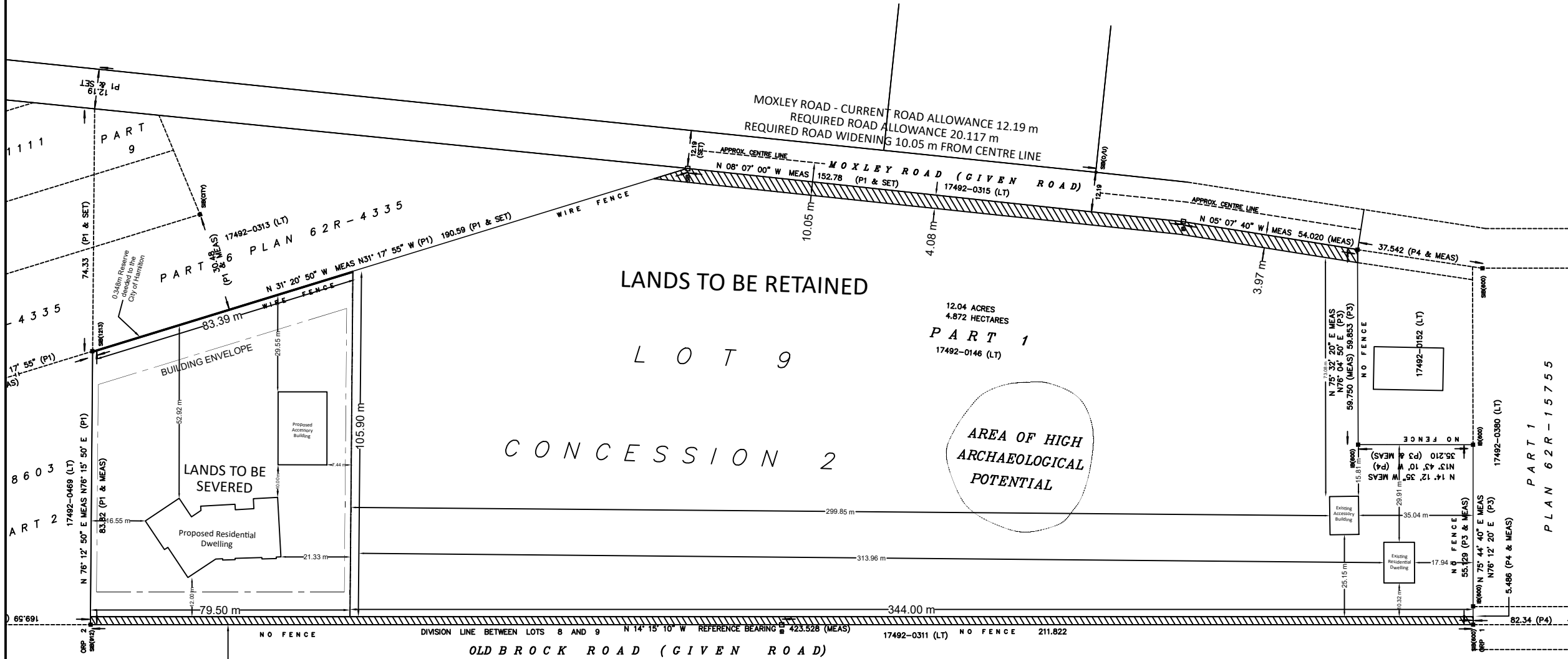
We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.



CONCEPT SEVERANCE SKETCH

394 OLD BROCK ROAD



EXISTING ZONING R2-14-H	
SEVERED LANDS PROPOSED ZONING R2-14-H	
RETAINED LANDS TO REMAIN R2-14-H	
TOTAL LOT AREA (394 OLD BROCK RD)	48,710.45 m ²
ROAD WIDENING (MOXLEY RD)	860.40 m ²
ROAD WIDENING (OLD BROCK RD)	1,034.48 m ²
NEW LOT AREA (394 OLD BROCK RD)	46,815.57 m ²
PROPOSED SEVERANCE AREA	7,441.71 m ²
1 FOOT RESERVE -PROPOSED SEVERANCE	26.14 m ²
NEW SEVERANCE LOT AREA	7,415.57 m ²
RETAINED LOT AREA (394 OLD BROCK RD)	39,400.0 m ²

ZONING R2-14-H	REQUIRED	SEVERED	RETAINED
MIN. LOT AREA	8,000m ²	7,415.57 m ²	39,400.0 m ²
MIN. LOT FRONTAGE	35.0 m	79.5 m	344.0 m
MAX. HEIGHT	11.0 m	11.0 m	11.0 m
MAX. LOT COVERAGE	10 %	20 %	10 %
MIN. FRONT YARD	7.5 m	12.0 m	10.32m
MIN. REAR YARD	10 m	52.92m	29.91m
MIN. INT. SIDE YARD	1.8 m	16.55m & 21.33m	17.94m
MIN. EXT. SIDE YARD	7.5 m	N/A	N/A
MIN. LANDSCAPED O.S	N/A	N/A	N/A

ACCESSORY BUILDING			
MAX. LOT COVERAGE	5%	4.51%	N/A
MAX. BUILDING HEIGHT	4.6 m	4.6 m	N/A
MIN. INT. SIDE YARD	>1 m	7.44 m	35.04 m
MIN. REAR YARD	>1 m	29.55 m	15.81 m

- NOTE:
- RESIDENTIAL PARKING TO BE PROVIDED AT A MINIMUM RATE OF 1 SPACE / DWELLING UNIT.
 - PARKING TO BE ACCOMMODATED WITHIN ILLUSTRATED BUILDING ENVELOPE
 - MEASUREMENTS ON SEVERED AND RETAINED LOT ARE APPROXIMATE
 - MEASUREMENTS ARE CALCULATED AFTER ROAD WIDENING

REVISION CHART
12/03/21 - REVISIONS AS PER CITY COMMENTS DATED FEBRUARY 2021
04/01/22 - ADDED ARCHAEOLOGICAL POTENTIAL AREA
07/04/22 - SITE PLAN REVISION PER STAFF COMMENTS

SURVEY INFORMATION FROM: FILE REF # 16-1014
 L.G. WOODS SURVEYING INC.
 PROFESSIONAL LAND SURVEYORS
 334 HATT STREET – DUNDAS DISTRICT
 CITY OF HAMILTON, L9H 2H9
 TEL (905) 627-0978 – FAX (905) 627-2818

NOTE: DRAWING IS FOR DISCUSSION PURPOSES ONLY

CONCEPT 1 - SEVERANCE	
SCALE: 1 : 1500 WHEN PRINTED ON 11 X 17	
DATE: JULY 4, 2022	
DRAWN BY: P.O. REVIEWED BY: T.G.	

CONCEPT SEVERANCE SKETCH

394 OLD BROCK ROAD

EXISTING ZONING R2-14-H	
SEVERED LANDS PROPOSED ZONING R2-SPECIAL	
RETAINED LANDS TO REMAIN R2-14-H	
TOTAL LOT AREA (394 OLD BROCK RD)	48,710.45 m ²
ROAD WIDENING (MOXLEY RD)	860.40 m ²
ROAD WIDENING (OLD BROCK RD)	1,034.48 m ²
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1 FOOT RESERVE -PROPOSED SEVERANCE	26.14 m ²
NEW SEVERANCE LOT AREA	7,415.57 m ²
RETAINED LOT AREA (394 OLD BROCK RD)	39,400.0 m ²

ZONING R2-SPECIAL	REQUIRED	SEVERED	RETAINED
MIN. LOT AREA	8,000m ²	7,415.57 m ²	39,400.0 m ²
MIN. LOT FRONTAGE	35.0 m	79.5 m	344.0 m
MAX. HEIGHT	11.0 m	11.0 m	11.0 m
MAX. LOT COVERAGE	10 %	20 %	10 %
MIN. FRONT YARD	7.5 m	12.0 m	10.32m
MIN. REAR YARD	10 m	52.92m	29.91m
MIN. INT. SIDE YARD	1.8 m	16.55m & 21.33m	17.94m
MIN. EXT. SIDE YARD	7.5 m	N/A	N/A
MIN. LANDSCAPED O.S	N/A	N/A	N/A

ACCESSORY BUILDING			
MAX. LOT COVERAGE	5%	4.51%	N/A
MAX. BUILDING HEIGHT	4.6 m	4.6 m	N/A
MIN. INT. SIDE YARD	>1 m	>1 m	>1 m
MIN. REAR YARD	>1 m	>1 m	>1 m


- NOTE:
- RESIDENTIAL PARKING TO BE PROVIDED AT A MINIMUM RATE OF 1 SPACE / DWELLING UNIT.
 - PARKING TO BE ACCOMMODATED WITHIN ILLUSTRATED BUILDING ENVELOPE
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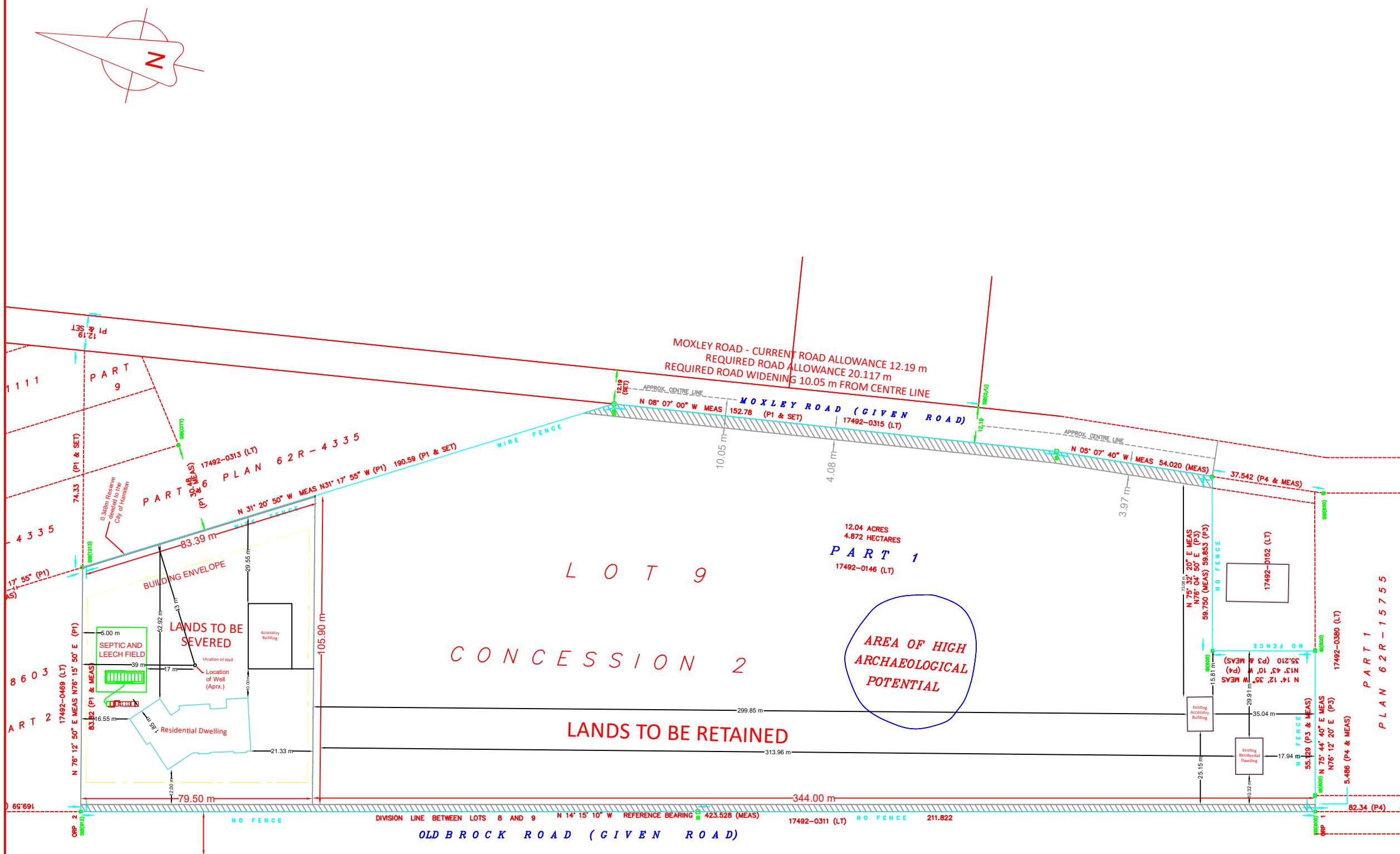
REVISION CHART

12/03/21	- REVISIONS AS PER CITY COMMENTS DATED FEBRUARY 2021
04/01/22	- ADDED ARCHAEOLOGICAL POTENTIAL AREA
07/04/22	- SITE PLAN REVISION PER STAFF COMMENTS
03/04/23	- ADDED SEPTIC AND LEECH BED (I.T.)
11/07/24	- ADDED APPROXIMATE WELL LOCATION (I.T.)

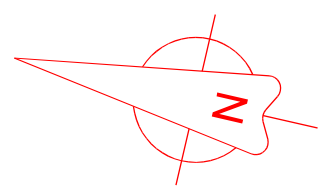
SURVEY INFORMATION FROM: FILE REF # 16-1014

NOTE: DRAWING IS FOR DISCUSSION PURPOSES ONLY

CONCEPT 1 - SEVERANCE	
SCALE: 1 : 1500 WHEN PRINTED ON 11 X 17	
DATE: JULY 4, 2022	
DRAWN BY: P.O. REVIEWED BY: T.G.	



OLD BROCK ROAD - DESIGNATED LOCAL ROADWAY
 CURRENT ROAD ALLOWANCE 15.24 m
 REQUIRED ROAD ALLOWANCE 20.117 m
 REQUIRED ROAD WIDENING 10.059 m FROM CENTRE LINE



PLANNING JUSTIFICATION REPORT MINOR VARIANCE AND CONSENT APPLICATION

REVISED JULY 6TH 2022

394 OLD BROCK ROAD, HAMILTON, ON (GREENSVILLE)



— Subject Property

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MDS SETBACKS
394 OLD BROCK ROAD

BASE IMAGERY FROM CITY OF
HAMILTON INTERACTIVE MAPPING

NOTE: DRAWING IS FOR DISCUSSION PURPOSES ONLY

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1.0 INTRODUCTION:

Urban in Mind has been retained by the Owner of 394 Old Brock Road in the city of Hamilton to submit and obtain a severance and related minor variance application. The proposed minor variance will facilitate the creation of one new single-detached residential lot from the retained lands of 394 Old Brock Road (**Appendix 'A'**).

1.1 Purpose of the Report:

The purpose of this **Planning Justification Report** is to outline the proposed **consent** (severance) and related **minor variance** applications, evaluate the proposal in context with applicable planning policies and regulations, and to provide sound justification for the approval of required planning applications.

2.0 SUBJECT PROPERTY AND SURROUNDING AREA:

2.1 Site Overview:

The subject property is municipally known as 394 Old Brock Road in Hamilton, Ontario. It is located within the rural community of Greensville in the former Town of Flamborough which has been amalgamated into the City of Hamilton.

Greensville predominantly consists of single-detached homes, local commercial and institutional uses, and agricultural farm lots. These agricultural parcels, located within the settlement area boundary, are being targeted by the City of Hamilton for residential development in accordance with the Greensville Rural Settlement Area Plan as supported by the density instruction outlined in the Growth Plan.

The subject property is generally flat and can visually be divided into two portions, the north portion being agricultural and the south portion being existing rural residential. The northern portion of the property, which makes up the majority of the total lot area, consists of a large field used for agricultural production (cash crops). The southern portion contains existing 1.5 storey single-detached home, a garage and mature residential landscaping.

Since the majority of the land is in agricultural production, there are very few trees on site. As is typical with agricultural properties, a tree wind break is located along the roadway and is planned to be maintained. These mature trees offer privacy for the landowner in addition to limiting the impacts of the prevailing winds helping to lessen soil erosion. This treeline is proposed to be maintained.

The subject property and all surrounding settlement residential lots are serviced by private water and wastewater services.

Figure 1: Aerial View of 394 Old Brock Road – *Subject Property*



Figure 2: Street View of Existing Property at 394 Old Brock Road



Figure 3: Agricultural Lands of 394 Old Brock Road (View of Proposed Lot Location)



2.2 Neighbourhood Character:

The subject property consists of a single-detached rural dwelling and associated agricultural lands located within the Greensville Settlement Area Boundary. The settlement area of Greensville is fairly spread out and contains an array of social services from churches to schools, to a library and small commercial businesses, all intermingled with greenspace, houses, and mature trees.

The immediate surrounding area can be characterized as a generally stable, growing low density rural residential neighbourhood. The neighbourhood is predominantly composed of single-detached homes on large lots with a mix of architectural styles, mature trees and some remnant (yet active) agricultural fields. Recent approvals for single detached residential subdivision developments in the immediate area have changed the rural feel of the area to a more urban residential environment. It is expected that this transition will continue as new dwellings and infill development are realized.

The immediate surrounding area includes the following:

Figure 4: North of Subject Property – 430 Old Brock Road (1.5 Storey Single-Detached Home)



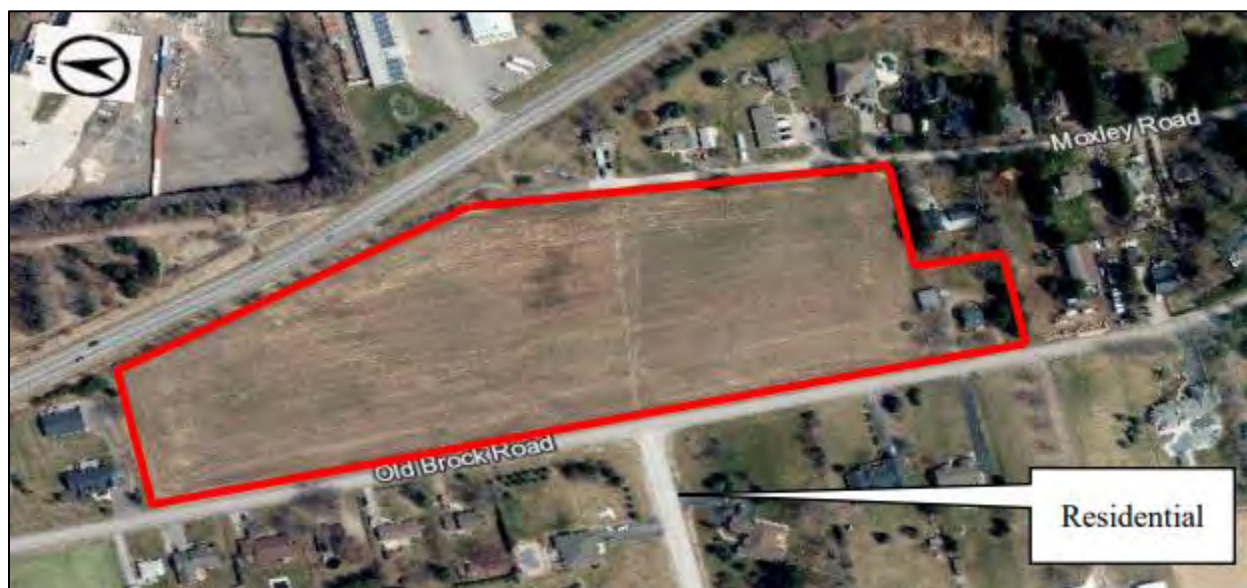
Figure 5: East of Subject Property – Brock Road and Residential Homes



Figure 6: South of Subject Property – 384 Old Brock Road (Hardy Renovations)



Figure 7: West of Subject Property – Multiple Residential Lots (393 – 431 Old Brock Road)



2.3 Transportation

Old Brock Road is considered a 'Local' roadway with an ultimate right-of-way width of 20.117 metres. A road widening will be required along the entire frontage of the property along Old Brock Road. Bounding the property to the east are Brock Road and Moxley Road, which are considered 'Arterial' and 'Collector' roads respectively. Moxley Road comes to a dead end adjacent to the subject property and does not provide a connection to Brock Road directly. No road widening will be required along the subject property that runs parallel to Brock Road (as confirmed by City Staff), but a one-foot reserve will likely be necessary to prevent access to Brock Road. Finally, a minor road widening will also be required along the frontage of Moxley Road.

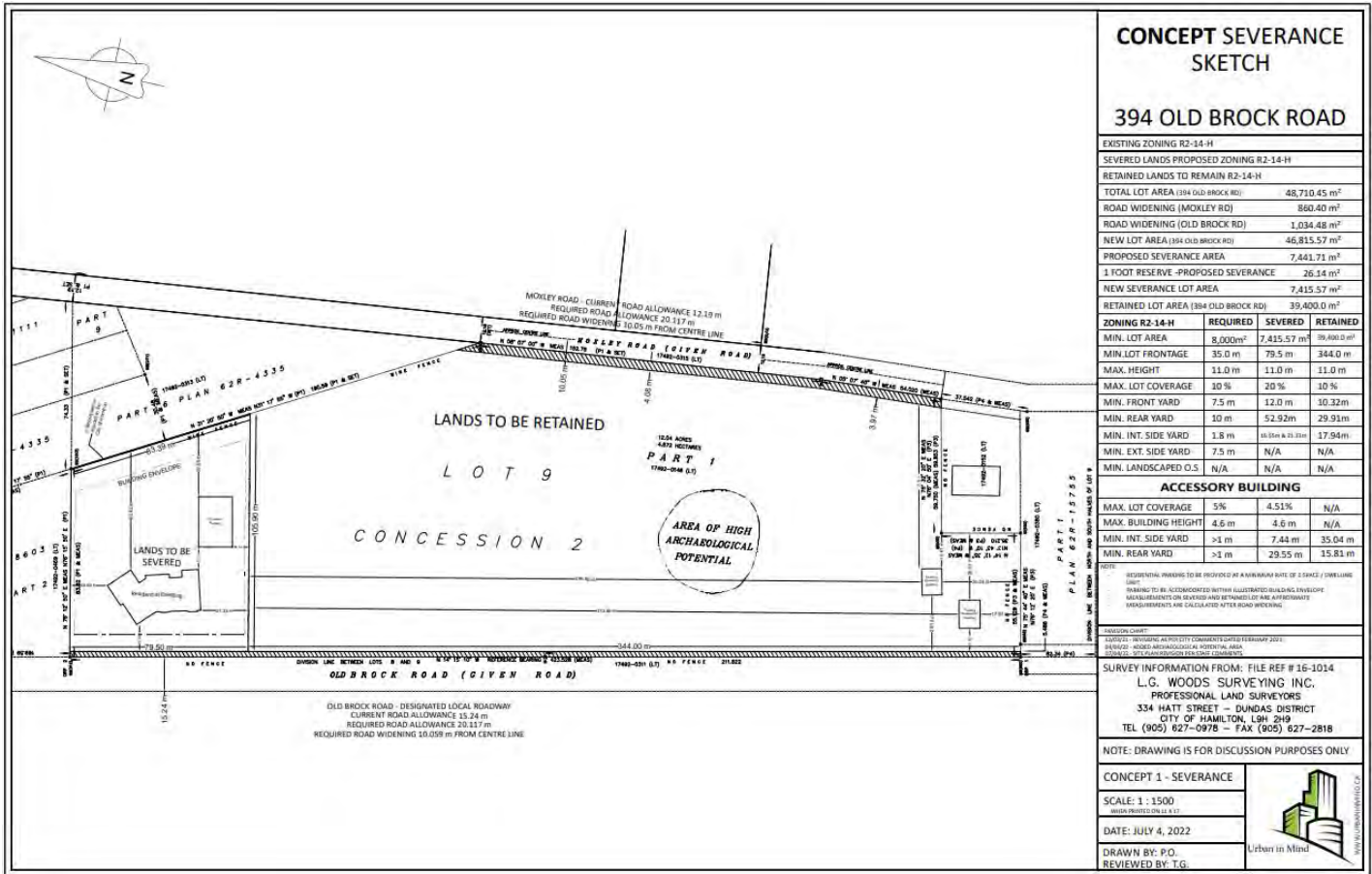
Within the community of Greenville, vehicular movement is the predominant mode of transportation as no public transit services operate within the community. The addition of one single-detached residential lot on Old Brock Road should have little to no impact on the capacity and function of this local roadway.

3.0 PROPOSED DEVELOPMENT & PLANNING APPLICATION:

3.1 Consent/Severance:

The proposed application is to sever one (1) single-detached residential lot of sufficient size to meet the requirement of private water and septic services as required for one single-detached dwelling. A related minor variance for reduced lot area will also be required to support the severance application.

Figure 8: Concept Severance Sketch



3.2 Minor Variance:

A minor variance is required to facilitate the consent application allowing for the creation of a new lot at a slightly reduced minimum lot area of 1.83 acres (7,415.57 m²). This requested reduction is a direct result of the 'ACTUAL' area required for a traditional septic system (1.8ac), versus the 'OLD' cookie-cutter size (2ac). In fact, modern septic systems can now operate on lots as small as 0.25ac with current technologies. Regardless, given the local area character and traditional septic usage, 1.8 acres is being proposed under this application. We also understand that any septic system would need to meet City Health and Safety standards and obtain necessary building permits.

In addition, the current 10% lot coverage falls under the old "Site Specific" zoning provision R2-14 (see Section 4.9 of this report). The R2-14 zone directs the reader to provisions of the R2-9 zone that was originally added due to the large agricultural lots, and to further scrutinize/limit development due to groundwater issues in this area, however, since that time area groundwater issues have been controlled by way of development limitations typically applied to subdivision development. As this proposal is for one (1) single detached lot, we feel the zoning for this site should be applied in the same manner as the rest of the R2 zones in the area, (i.e. being 20% coverage). As the 'building'(s) development on the proposed severed lot is conceptual at this point, we are not yet sure what the actual lot coverage will end up being, hence the request to be fairly treated as the

other R2 zones in the area. Furthermore, no change or development is proposed for the retained lot, and as such, no change is requested at this time for the larger retained lot.

Given the size and dimension of the proposed lot (created through the subject consent application), all other zoning provisions of the 'R2' Zone can be easily met when a new home is built on the site.

These proposed minor variances will only be applicable to the severed lands of the consent application, as no change is proposed to the retainer lot at this time:

- **To permit a reduction in the required lot area from the current 8,000m² to a new 7,415.57m².**
- **To permit an increase of lot coverage from the current site specific 10% to the standard 20%.**

The subject property also has a historic holding provision attached. It is understood that this holding provision is a remnant of the Town of Flamborough planning policies which have since been rectified through previous studies, and it is no longer applicable to the subject lands. Removal of the holding provision can occur at the City of Hamilton's discretion during the planning approval process and can be achieved via condition of Committee Approval (if necessary). The retained portion of the subject property will remain zoned R2-14 (with the addition of a reduced lot area provision).

Table 1: Site Statistics and Requested Variances

Zoning R2-14-H	Required	Severed	Retained
Minimum Lot Area	8,000 m ²	7,415.57 m²	39,400.0 m ²
Minimum Lot Frontage	35.0 m	79.5 m	344.0 m
Maximum Height	11.0 m	11.0 m	11.0 m
Maximum Lot Coverage	10% Site Specific R2-14 (20% standard R2 Zone)	20%**	10%
Minimum Front Yard	7.5 m	12.0 m	10.32 m
Minimum Rear Yard	10 m	52.92 m	29.91 m
Minimum Interior Side Yard	1.8 m	16.55 m & 21.33 m	17.94 m
Minimum Exterior Side Yard	7.5 m	N/A	N/A
Minimum Landscaped Open Space	N/A	N/A	N/A
Accessory Building			
Maximum Lot Coverage	5%	4.51%	N/A
Maximum Building Height	4.6 m	4.6 m	N/A

Minimum Interior Side Yard	>1 m	7.44 m	35.04 m
Minimum Rear Yard	>1 m	29.55 m	15.81 m

**It should be noted that the actual proposed lot coverage for the severed lands is 13.2%, but because the building on the severed property is conceptual, the applicant is requesting 20% lot coverage for the severed lands as it is unknown what building(s) will eventually be proposed.

The **Justification** for the proposed minor variances can be found in **Section 5.0** of this report.

3.3 Impact of Proposed Development:

The creation of one new single-detached rural residential lot through a consent and minor variance application(s) should have little to no impact on the surrounding neighbourhood. It is the intent of the owner to add one (1) new residential single-detached building lot that generally meets the Official Plan and Secondary Plan policy requirements and is of a scale and design that fits within the Greensville Secondary Plan community. Being a single new lot, there should be no significant impacts on traffic, groundwater, or the ability of private servicing.

4.0 EXISTING PLANNING POLICY AND REGULATORY FRAMEWORK:

4.1 Planning Act, R.S.O. 1990, c. P.13:

The Planning Act is the leading provincial legislation that sets out the rules for land use planning in Ontario. The Planning Act ensures that matters of provincial interest are met and guides planning policy to protect citizen rights and the natural environment.

Applicable provisions from the Planning Act have been included as follows:

“Powers of Committee

- 45 (1)** The committee of adjustment, upon the application of the owner of any land, building or structure affected by any by-law that is passed under section 34 or 38, or a predecessor of such sections, or any person authorized in writing by the owner, may, despite any other Act, authorize such minor variance from the provisions of the by-law, in respect of the land, building or structure or the use thereof, as in its opinion is desirable for the appropriate development or use of the land, building or structure, if in the opinion of the committee the general intent and purpose of the by-law and of the official plan, if any, are maintained. R.S.O. 1990, c. P.13, s. 45 (1); 2006, c. 23, s. 18 (1); 2009, c. 33, Sched. 21, s. 10 (11).

Part VI Subdivision of Land

50 (1) In this section and in section 53,

“consent” means,

- (a) where land is situate in a lower-tier municipality, a consent given by the council of the upper-tier municipality,

- (b) where land is situate in a single-tier municipality that is not in a territorial district, a consent given by the council of the single-tier municipality,
- (c) where land is situate in a prescribed single-tier municipality that is in a territorial district, a consent given by the council of the single-tier municipality, and
- (d) except as otherwise provided in clauses (a), (b) and (c), a consent given by the Minister. 2002, c. 17, Sched. B, s. 18.

Subdivision control

- (3) No person shall convey land by way of a deed or transfer, or grant, assign or exercise a power of appointment with respect to land, or mortgage or charge land, or enter into an agreement of sale and purchase of land or enter into any agreement that has the effect of granting the use of or right in land directly or by entitlement to renewal for a period of twenty-one years or more unless,
 - (f) a consent is given to convey, mortgage or charge the land, or grant, assign or exercise a power of appointment in respect of the land or enter into an agreement in respect of the land.”

Summary:

Section 45(1) of the Planning Act allows for the Committee of Adjustment to permit variances from the provisions of the Zoning By-Law. The criteria used to evaluate variances are based on the following four tests:

- *Do the requested variances maintain the general intent and purpose of the Official Plan?*
- *Do the requested variances maintain the general intent and purpose of the Zoning By-Law?*
- *Are the requested variances desirable and appropriate for the lands?*
- *Are the requested variances minor in nature*

The proposed development and Minor Variance Application will be judged against the ‘Four Tests’. An explanation as to how each one of these tests are met is described in **Section 5.0** of this Report.

In addition, the severance of land falls under **Section 50(3)(f)** of the Planning Act, which requires that any severance be considered land division under the umbrella of Subdivision. As such, land division must not be premature, and must generally meet the intent of the Provincial policies and City Official Plan.

4.2 Provincial Policy Statement (2020):

The Provincial Policy Statement (PPS) for the Province of Ontario was recently updated in May 2020. It provides Provincial Policy direction on matters of Provincial interest related to land development under the Planning Act. The Goal of the PPS is to enhance the quality of life for all people living, working and/or playing in Ontario.

Simply put, when municipal governments contemplate land use policies (e.g. Official Plan, Secondary Plan, Zoning By-law, Site Plan, etc.) or consider planning applications under these policies, the PPS must be considered.

These applicable PPS policies have already been incorporated into the City's Official Plan, and therefore by way of the current policies (and minor variance application), have been considered.

Applicable excerpts from the Provincial Policy Statement are as follows:

“Part V: Policies

1.0 Building Strong Healthy Communities

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- h) promoting development and land use patterns that conserve biodiversity;

1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- e) support active transportation;

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.1.4 Rural Areas in Municipalities

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

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of brownfield sites;
- c) accommodating an appropriate range and mix of housing in rural settlement areas;
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;

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

1.1.4.3 When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

1.4 Housing

1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- b) permitting and facilitating:
 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;

1.6 Infrastructure and Public Service Facilities

1.6.6 Sewage, Water and Stormwater

1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.

At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the desired character of rural settlement areas and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.

1.6.6.7 Planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
- b) minimize, or, where possible, prevent increases in contaminant loads;
- c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
- d) mitigate risks to human health, safety, property and the environment;
- e) maximize the extent and function of vegetative and pervious surfaces; and
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

1.7 Long-Term Economic Prosperity

1.7.1 Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;
- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;
- e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;
- k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature;

2.0 Wise Use and Management of Resources

2.6 Cultural Heritage and Archaeology

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.”

4.3 Growth Plan for the Greater Golden Horseshoe (2019):

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) is a Provincial Policy that aims to control growth and development within the Greater Golden Horseshoe Area in a way that supports economic prosperity, protects the environment and improves the quality of life for all residents. The Growth Plan also encourages intensification by directing a significant portion of new growth to the built-up areas of communities, thus protecting agricultural areas from encroaching development and incompatible land uses.

The Growth Plan update (2019) further enhances the provincial direction to locate new growth within settlement areas, support urban intensification, create complete communities, maximize utility efficiency, and encourage transit usage.

The subject property is located within the ‘**Growth Plan**’ designation (**Appendix ‘B’**), as well as located within a rural settlement area of the City of Hamilton.

Applicable excerpts from the related Growth Plan policy are as follows:

“2 Where and How to Grow

2.2 Policies for Where and How to Grow

2.2.1 Managing Growth

- 2.** Forecasted growth to the horizon of this Plan will be allocated based on the following:
 - b) growth will be limited in settlement areas that:
 - i. are rural settlements;*
 - ii. are not serviced by existing or planned municipal water and wastewater systems; or*
 - iii. are in the Greenbelt Area;*

- 4.** Applying the policies of this Plan will support the achievement of complete communities that:
 - a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
 - b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;

- c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;

2.2.6 Housing

1. Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:
 - a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:
 - i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents;
2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:
 - a) planning to accommodate forecasted growth to the horizon of this Plan;
 - b) planning to achieve the minimum intensification and density targets in this Plan;
 - c) considering the range and mix of housing options and densities of the existing housing stock; and
 - d) planning to diversify their overall housing stock across the municipality.

2.2.9 Rural Areas

1. Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlements to serve the needs of rural residents and area businesses.
6. New multiple lots or units for residential development will be directed to settlement areas, but may be allowed on rural lands in site-specific locations with approved zoning or designation in an official plan that permitted this type of development as of June 16, 2006.

4 Protecting What is Valuable

4.2 Policies for Protecting What is Valuable

4.2.7 Cultural Heritage Resources

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision making.”

4.4: Greenbelt Plan (2017):

The Greenbelt Act is legislation that enables the ‘Greenbelt Plan’. The Greenbelt Plan is a provincial policy that aims to preserve agricultural lands and environmental natural areas to encourage a prosperous and sustainable Ontario.

The Greenbelt Plan works together with the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan, and the Growth Plan for the Greater Golden Horseshoe.

The subject property is within the ‘**Outer Boundary**’ of the Greenbelt Plan Area, and as such, the policies of the Greenbelt Plan will apply (**Appendix ‘C’**). However, the lands have also been identified by the City of Hamilton as a Rural Settlement Area (Greenville), as such, given the ‘A Place to Grow’ policies and the City’s Official Plan (under Section 3.4.4 of the Greenbelt Plan) are available for development.

Applicable excerpts from the Greenbelt Plan have been included as follows:

- “1 **Introduction**
 - 1.2 **Vision and Goals**
 - 1.2.2 **Protected Countryside Goals**
 - 4. **Settlement Areas**
- a) Support for a strong rural economy by allowing for the social, economic and service functions through the residential, institutional and commercial/industrial uses needed by the current and future population within the Greenbelt, particularly within settlement areas;
 - b) Sustaining the character of the countryside and rural communities;
 - c) Support for the achievement of complete communities that promote and enhance human health and social well-being, are economically and environmentally sustainable, moving towards low-carbon communities, with the long-term goal of net-zero communities; and
 - d) Serving as centres for the development of community hubs where compatible services are co-located to address local needs in convenient locations that are accessible by active transportation and, where available, transit.

3 Geographic-Specific Policies in the Protected Countryside

3.4 Settlement Areas

The settlement areas have been placed into two categories: Towns/Villages and Hamlets. These settlement areas vary significantly in both spatial and population size, economic activity, diversity/intensity of uses, the type(s) of water and sewage services and the role they play within their municipalities. Settlement areas of all types are found throughout the Protected Countryside. Towns/Villages and Hamlets are identified on Schedule 1. To determine the precise settlement area boundaries, reference should be made to official plans.

Towns/Villages have the largest concentrations of population, employment and development within the Protected Countryside and tend to be the central settlement area(s) for their respective municipalities. Although most have full municipal water and sewer services, some only have a municipal water service and/or a combination of private and municipal water services. Towns/Villages are the focus of development and related economic and social activity.

Hamlets are substantially smaller than Towns/Villages and play a significantly lesser role in accommodating concentrations of residential, commercial, industrial and institutional development. Further, they are typically serviced with individual on-site sewage and water services and thus are not locations to which growth should be directed.

3.4.2 General Settlement Area Policies

2. Municipalities shall incorporate policies in their official plans to facilitate the development of community hubs that:
 - d) Enable the adaptive reuse of existing facilities and spaces in settlement areas, where appropriate.
3. Municipalities shall collaborate and consult with service planning, funding and delivery sectors to facilitate the co-ordination and planning of community hubs and other public service facilities.
7. Municipal planning policies and relevant development proposals shall incorporate best practices for the management of excess soil generated and fill received during development or site alteration, including infrastructure development, to ensure that:
 - a) Any excess soil is reused on-site or locally to the maximum extent possible and, where feasible, excess soil reuse planning is undertaken concurrently with development planning and design;
 - c) Fill quality received and fill placement at a site will not cause an adverse effect with regard to the current or proposed use of the property or the natural environment, and is compatible with adjacent land uses.

4.4 Hamlet Policies

For lands within Hamlets in the Protected Countryside, the following policy shall apply:

1. Hamlets are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or initiatives and are not subject to the policies of this Plan, save for the policies of sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2. Limited growth is permitted through infill and intensification of Hamlets subject to appropriate water and sewage services.”

4.5: Niagara Escarpment Plan (2017):

The Niagara Escarpment Planning and Development Act is legislation that enables the Niagara Escarpment Plan. The Niagara Escarpment Plan aims to maintain the Niagara Escarpment and land in its vicinity as a continuous natural environment and to ensure that only development that is compatible with that natural environment is permitted.

According to the updated Niagara Escarpment Plan (2017), although the subject property is in close proximity, it **is not located** within the Niagara Escarpment Development Control Area (**Appendix ‘D’**). as such, the policies of the Niagara Escarpment Plan **do not apply** to the subject property.

4.6: Ministry of Transportation (MTO):

The subject property is not recognized as an ‘MTO Controlled Area’ according to the Ministry of Transportation. As such, a Ministry of Transportation Development Permit will not be required for any development or redevelopment of the subject lands.

4.7: Hamilton Conservation Authority (HCA):

The subject property **is not located** within the jurisdiction of the Hamilton Conservation Authority. **and no portion of the subject property is situated within an area regulated by the authority (Appendix ‘E’)**.

As such a Conservation Development Permit **should not** be required for any proposed redevelopment of the subject site.

4.8: Rural City of Hamilton Official Plan (2013):

The current and in effect version of the Official Plan (OP) for the City of Hamilton was approved in 2011 and amended several times with the most recent office consolidation being in 2019.

The OP is the leading planning document for guiding growth, land use and development within the City of Hamilton. The document addresses matters such as infrastructure, population growth, servicing, transit, natural heritage, cultural heritage, and administrative municipal policies.

The following Rural City of Hamilton Official Plan designations apply to the subject property:

- The subject property is located within the **'Hamlets'** designation (**Appendix 'F'**)
- The subject property is located within the **'Greenbelt Protected Countryside'** (**Appendix 'G'**).
- The segment of Old Brock Road that fronts the subject property is classified as a **'Local Road'** (**Appendix 'H'**).
- The segment of Old Brock Road and Moxley Road are required to allocate a **'Future Right-of-Way Dedication'** to bring the total R.O.W. to 20.117 m (**Appendix 'I'**).
- The subject property is located within the **'Rural Settlement Area'** designation (**Appendix 'J'**).
- The subject property is located on lands that have **'Archaeological Potential'** (**Appendix 'K'**).
- The subject property is located within the **'Greenville Rural Settlement Plan'** and is classified as being within the **'Settlement Residential'** land use designation and **'Major Development Area A'** (**Appendices 'L'** and **'M'**).

Applicable excerpts from the Rural Hamilton Official Plan are as follows:

"CHAPTER B – COMMUNITIES

B.2.0 DEFINING OUR COMMUNITIES

2.1 Communities in the rural area of the City of Hamilton can be defined in multiple ways. Land use definitions of communities include:

- b) rural settlement area boundaries which set the limits for residential, non-farm, and non-resource-based growth. Rural settlement area boundaries shall not be expanded.

3.2.2 General Policies for Rural Housing

3.2.2.1 Small scale housing with supports, including residential care facilities, shall be permitted as a stand-alone use in the form of a single detached dwelling in accordance with Policies C.3.1.2 c), C.5.1, and Volume 2, A.1.3.1.

3.2.2.2 The existing stock of housing in the rural areas shall be retained wherever possible and kept in a safe and adequate condition through use of the City's Property Standards by-law and incentive programs financed by the City or by senior levels of government. (OPA 26)

3.2.2.3 Where dwellings are demolished without being replaced on the same site or are demolished and moved to another part of an agricultural parcel, the proponent shall be required to rehabilitate the land to the same average soil quality as any adjacent agricultural lands. 3.3 Design Policies (OPA 5)

3.4 Cultural Heritage Resources Policies (OPA 5)

3.4.2 General Cultural Heritage Policies

- 3.4.2.1** The City of Hamilton shall, in partnership with others where appropriate:
- a) Protect and conserve the tangible cultural heritage resources of the City, including archaeological resources, built heritage resources, and cultural heritage landscapes for present and future generations.
 - d) Avoid harmful disruption or disturbance of known archaeological sites or areas of archaeological potential.
 - g) Ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the Planning Act either through appropriate planning and design measures or as conditions of development approvals.
 - h) Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas.
 - i) Use all relevant provincial legislation, particularly the provisions of the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, the Municipal Act, the Niagara Escarpment Planning and Development Act, the Cemeteries Act, the Greenbelt Act, the Places to Grow Act, and all related plans and strategies to appropriately manage, conserve and protect Hamilton's cultural heritage resources.
- 3.4.2.2** The City consists of many diverse districts, communities, and neighbourhoods, each with their own heritage character and form. The City shall recognize and consider these differences when evaluating development proposals to maintain the heritage character of individual areas.

3.4.4 Archaeology Policies

The City shall require the protection, conservation, or mitigation of sites of archaeological value and areas of archaeological potential as provided for under the Planning Act, the Environmental Assessment Act, the Ontario Heritage Act, the Municipal Act, the Cemeteries Act, or any other applicable legislation.

Archaeological Assessment Requirements

- 3.4.4.2** In areas of archaeological potential identified on Appendix F-2 – Rural Archaeological Potential, an archaeological assessment shall be required and submitted prior to or at the time of application submission for the following planning matters under the Planning Act:

- a) official plan amendment or rural settlement plan amendment unless the development proposed in the application in question or other applications on the same property does not involve any site alteration or soil disturbance;
- b) zoning by-law amendments unless the development proposed in the application in question or other applications on the same property does not involve any site alteration or soil disturbance; and,
- c) plans of subdivision.

3.4.4.3 In areas of archaeological potential identified on Appendix F-2 – Rural Archaeological Potential, an archaeological assessment:

- a) may be required and submitted prior to or at the time of application submission for the following planning matters under the Planning Act when they involve soil disturbance or site alteration:
 - i) site plan applications; and,
 - ii) plans of condominium.
- b) may be required for the following planning matters under the Planning Act when they involve soil disturbance or site alteration:
 - i) minor variances; and,
 - ii) consents / severances.
- c) Shall only be required for the lands on which soil will be disturbed or site alteration will be conducted as a direct result of the proposal.

3.4.4.4 Archaeological assessments shall be prepared in accordance with any applicable guidelines and Policy F.3.2.5 – Archaeological Assessments.

3.4.4.5 Prior to site alteration or soil disturbance relating to a Planning Act application, any required archaeological assessment must be approved, in writing by the City, indicating that there are no further archaeological concerns with the property or concurring with the final resource management strategy to be implemented. The City may require a higher standard of conservation, care and protection for archaeological resources based on prevailing conditions and circumstances within the City and the results of any dialogue with First Nations and their interests.

3.4.4.7 To conserve these resources, avoidance and protection in situ shall be the preferred conservation management strategies. Where it has been demonstrated in an archaeological assessment by a licensed archaeologist that avoidance is not a viable option, alternative mitigation measures shall be agreed upon by the Province and the City and in accordance with the Archaeology Management Plan.

- 3.4.4.8** The City may use all relevant provisions of the Planning Act to prohibit the use of land and the placement of buildings and structures in order to protect and conserve sites or areas of significant archaeological resources.

CHAPTER C – CITY WIDE SYSTEMS AND DESIGNATIONS

C.4.0 INTEGRATED TRANSPORTATION NETWORK

4.5 Roads Network

Functional Classification

- 4.5.2** The road network shall be planned and implemented according to the following functional classifications and right-of-way widths:

- b) Arterial roads, subject to the following policies:
 - i) The primary function of an arterial road in the rural area is to carry relatively high volumes of intra-municipal and inter-regional traffic through the rural area in association with other types of roads.
 - ii) Land accesses shall be permitted but are a secondary consideration to the function of the road.
 - iii) The maximum basic right-of-way width for arterial roads shall generally be 36.567 metres, but in certain circumstances a right-of-way width of 45.720 may be required, unless otherwise specifically described in Schedule C-1 – Future Right-of-Way Dedications (Rural). (OPA 18)
 - iv) Arterial roads in the rural area shall generally be organized in a grid pattern.
 - v) Paved shoulders may be provided to accommodate farm vehicles and equipment, pedestrians, and cyclists.
- c) Collector roads shall be subject to the following policies:
 - i) The function of a collector road in the rural area is equally shared between carrying moderate volumes of intra- municipal and interregional traffic through the rural area and providing direct land access.
 - ii) The maximum basic right-of-way widths for collector roads in the rural area shall be 36 metres, unless otherwise specifically described in Schedule C-1 – Future Right-of-Way Dedications (Rural). (OPA 18)
 - iii) Collector roads in the rural area shall generally be connected with local, collector and arterial roads.
 - iv) Wider lanes or paved shoulders may be in place to accommodate farm vehicles and equipment, pedestrians, and cyclists.

- v) Separate facilities may be in place to accommodate cyclists and pedestrians.
 - vi) Sidewalks may be provided on both sides of the street in Rural Settlement Areas.
- d) Local roads, subject to the following policies:
- i) The primary function of a local road in the rural area is providing direct property access, while the secondary function is to move low volumes of traffic to collector roads.
 - ii) The maximum basic right-of-way widths for local roads in the rural area shall be 36 metres, unless otherwise specifically described in Schedule C-1 – Future Right-of-Way Dedications (Rural). (OPA 18)
 - iii) Local roads shall generally be connected with other local and collector roads.
 - iv) Sidewalks should be provided on one or both sides of the street in Rural Settlement Areas, but cycling facilities are generally not required.
 - v) The minimum right of way width for local road classifications shall be 20.117 metres. Right-of-Way Dedications (OPA 18)

4.5.6 The City may reserve or obtain land for future right-of-way dedications for rights of-way as described in Schedule C-1 – Future Right-of-Way Dedications (Rural). Where a future right-of-way dedication is not described in Schedule C-1 – Future Right-of-Way Dedications (Rural), the City may reserve or obtain land for right of-way dedications for rights-of-way as described in Section C.4.5.2. The aforesaid right-of-way land conveyances may be reserved or obtained through subdivision approval, condominium approval, land severance consent, site plan approval or by gift, bequeathment, purchase or through expropriation where necessary and feasible.

4.5.6.1 The City may require, as a condition of site plan approval, subdivision approval, condominium approval and land severance consent, sufficient lands to be conveyed to provide for a road right-of-way in accordance with the designated widths as set out in Section C.4.5.2 or Schedule C-1 – Future Right-of Way Dedications (Rural).

4.5.6.2 Land conveyances for future right-of-way dedications obtained though land severance or consent shall be taken from both the severed and retained parcels of land unless in the opinion of the City obtaining the land conveyance from both parcels would not be practicable or feasible. 4.5.6.5 Notwithstanding Policies C.4.5.6, C.4.5.6.1, C.4.5.6.3, and C.4.5.7, and in addition to Policies C.4.5.3, the City may waive or accept less lands to be dedicated than the maximum right-of-way dedication and/or daylighting triangle requirements where, in the opinion of the City:

- a) It is determined through a development planning approval process that due to significant adverse impacts on:

- i) existing built form;
- ii) natural heritage features;
- iii) an existing streetscape; and,
- iv) a known cultural heritage resource; it is not feasible or desirable to widen an existing road allowance to the maximum right-of-way dedication or provide the full daylight triangle as set out in Section C.4.5.2, Schedule C-1 – Future Right-of-Way Dedications (Rural), or Section C.4.5.7, and that the City's objectives for sustainable infrastructure, complete streets and mobility can be achieved; or,
- b) An alternative road width or daylight triangle size has been deemed appropriate through a City initiated environmental assessment, streetscape master plan, area master plan, secondary planning study, or other transportation or planning study approved by Council, and provided it does not affect the safe and planned operation of the roadway. (OPA 12)

4.5.6.6 Where a right-of-way width less than the maximum road allowance or a reduced daylight triangle is established in accordance with Policy C.4.5.6.5, the City may require the establishment of an easement for the installation and maintenance of municipal infrastructure. (OPA 12)

4.5.6.7 Notwithstanding Section C.4.5.6 and C.4.5.7, the City shall interpret the required right-of-way widths detailed in Section C.4.5.2 and Schedule C-1 – Future Right of-Way Dedications (Rural), where applicable to denote only the basic requirement for the section of the road. Additional right-of-ways may be required at intersections to provide for exclusive turning lanes, daylight triangles and other special treatments to accommodate the optimum road/intersection geometric design. There may also be additional requirements for right-of-ways to provide lands for environmental considerations, the construction of bridges, overpasses, earth filled ramps, grade separations, depressed sections of roads, pathways, roundabouts, and traffic control in accordance with Section C.4.5.7. Any such additional right-of-way requirements shall be determined at the time of design of the road facilities and shall become part of the total required right of-way.

Access Management

4.5.8.3 Private access to arterial and collector roads shall be designed to minimize the number of driveways where feasible.

4.5.8.4 New development or redevelopment shall only be permitted on a property that has direct frontage on a publicly assumed road constructed to municipal standards.

C.5.0 INFRASTRUCTURE

C.5.1 Private Water and Wastewater Services

5.1.1 No draft, conditional, or final approval of development proposals shall be granted by the City for any development in Rural Hamilton that could impact existing private services or involves proposed private services until the development proposal has complied with all of the following:

- c) The minimum size for a new lot proposed in an application for a severance, lot addition or draft plan of subdivision with an existing or proposed private water system and/or existing or proposed private sewage disposal system shall:
 - i) be the size required to accommodate the water system and sewage disposal system with acceptable on-site and off-site impacts;
 - ii) shall include sufficient land for a reserve discharge site or leaching bed, as determined by the requirements in Policies C.5.1.1 a) and b); and,
 - iii) not be less than 0.4 hectare (one acre) in size. The maximum lot size shall be in accordance with Policy F.1.14.2.1 f). (OPA 26)
- d) Development of a new land use or a new or replacement building on an existing lot that require(s) water and/or sewage servicing, may only be permitted where it has been determined by the requirements of Policies C.5.1.1 a) and b) that the soils and size of the lot are sufficient to accommodate the water system and sewage disposal system within acceptable levels of on-site or off-site impacts including nitrate impact, and shall include sufficient land for a reserve discharge site or leaching bed. The maximum lot size shall be in accordance with F.1.14.2.1 f). (OPA 26)
- e) The private water supply and sewage disposal systems shall be capable of sustaining the proposed and existing uses within acceptable levels of on-site and off-site water quantity and quality impacts, including nitrate impact;
- f) The existing or proposed wastewater system shall not include a sewage disposal holding tank.
- g) The existing or proposed water supply system shall include a well with sufficient quantity of water and with potable water supply to sustain the use. A cistern system that meets current accepted standards, may, to the satisfaction of the City, be an additional component of the water supply system. (OPA 26)
- h) Notwithstanding Policy C.5.1.1 g), a cistern that meets current accepted standards may be used as a primary water source in the following circumstances: (OPA 18)
 - i) the building of a dwelling on an existing lot in accordance with Policy F.1.12.6, where insufficient water supply is due to the impacts of dewatering for mineral aggregate extraction as demonstrated by a quarry area of influence study, approved by the Province and provided by the proponent.
 - ii) redevelopment of an existing use, on an existing lot, which is serviced by an existing water cistern, provided there is no negative impact of the proposal on the cistern.

- iii) new development on an existing lot if it is demonstrated by an applicant, through the submission of evidence in the form of a well test, hydrogeological study or other, that groundwater quality or quantity is inadequate to support the use, to the satisfaction of the City.
- iv) the severance of an existing dwelling in accordance with Section F.1.14.2, serviced by an existing water cistern, provided there is no negative impact on the cistern.

5.1.3 The landowner shall be responsible for the maintenance and repair of all private water supply and sewage disposal systems in accordance with all applicable legislation.

CHAPTER D – RURAL SYSTEMS, DESIGNATIONS AND RESOURCES

D.5.0 RURAL SETTLEMENT AREAS

The Rural Settlement Area designation on Schedule D – Rural Land Use Designations, designates those areas where a variety of land uses and developments have clustered together on a small scale outside the designated Urban Area. These areas are intended to be residential and service centres that serve the immediate community and the surrounding rural area. Nineteen (19) Rural Settlement Areas have been identified and designated on Schedule D – Rural Land Use Designations. Lands designated Rural Settlement Area shall be subject to Rural Settlement Area general policies and Secondary Plan policies for each Rural Settlement Area set out in Volume 2 of this Plan.

5.1 Other Provisions

5.1.1 Development proposed within a provincial plan area identified on Schedule A – Provincial Plans shall comply with Section C.1.0, Provincial Plans, of this Plan.

CHAPTER F – IMPLEMENTATION

1.2 Rural Settlement Area Plans

Secondary Plans and Rural Settlement Area Plans are used to provide detailed and community specific guidance to growth and change in smaller geographic areas of the City. They identify more detailed land uses densities, design requirements, infrastructure requirements and other implementing actions appropriate for the community. These Plans are not intended to repeat the policies in Volume 1 of this Plan, but to supplement Volume 1 policy directions and land use designations. Once Secondary Plans are completed, they are adopted as amendments to this Plan. Volume 2 of this Plan contains the Secondary Plans and Rural Settlement Area Plans. Rural Settlement Area Plans have been completed for communities outside the Urban Area. Rural Settlement Area Plans have the same function as Secondary Plans in the Urban Area.

1.2.1 Secondary Plans and Rural Settlement Area Plans may be prepared as needed for planning districts, neighbourhoods, nodes, corridors or any other area of the City, and in particular:

- a) Large tracts of vacant or underutilized land to ensure the appropriate and orderly use of land, co-ordinate local development with City-wide planning infrastructure strategies and ensure the efficient provision of infrastructure;

1.2.2 The individual Secondary Plan and Rural Settlement Area Plan policies and designations are contained in Volume 2 of this Plan. Secondary Plan designations shall be identified on the maps appended to the specific Secondary Plan areas. It is intended the Secondary Plan policies are to be read in conjunction with the policies and designations contained in Volume 1. However, should there be a discrepancy between the policies and/or designations, the policies and designations of the Secondary Plan shall prevail.

1.8 Holding By-laws

There are instances where the intended use and zoning is known for lands, but development should not take place until the planned details and phasing of development is determined, and/or facilities are in place or conditions for development are met. Under the Planning Act, Council may pass a "Holding" By-law that places an "H" symbol over the zoning of land and specifies the conditions that shall be met before the "H" symbol is removed and the lands can be developed.

1.8.1 Council may use the Holding "H" symbol in conjunction with the Zoning By-law pursuant to the provisions of the Planning Act to identify the ultimate use of land but to limit or to prevent the ultimate use in order to achieve orderly, phased development and to ensure that servicing and design criteria established in this Plan have been met prior to the removal of the "H" symbol.

1.8.2 A Holding symbol may be applied under any or all of the following circumstances:

- a) Where development is contingent upon other related matters occurring first, such as (but not limited to):
 - i) Completion of required site or area specific studies;
 - ii) Consolidation of land ownership of abutting properties to ensure orderly development and phasing of development;
 - iii) Fulfillment of financial obligations;
 - iv) Securement of funding agreements on necessary infrastructure or services; and
 - v) Fulfillment of conditions imposed by the City through other Planning Act tools;
- b) Where phasing is necessary in order to ensure orderly development and/or achieve one or more objectives of this Plan;
- c) Where municipal infrastructure is not adequate or yet installed to support the ultimate use; and

- d) Where environmental constraints currently preclude development or redevelopment without planned mitigative or remediated measures.

1.8.3 Until such time as the Holding “H” symbol is removed, the By-law may permit interim land uses which may include an existing use or another use that is permitted by the Zoning By-law and does not jeopardize the land for the intended land uses.

1.8.4 Council shall pass a By-law to remove the Holding “H” symbol for all or part of the property only when the City is satisfied all the conditions of:

- a) The “H” zone have been fulfilled; and
- b) The provisions of this Plan are met.

1.14 Division of Land

Development of lands may require further subdivision of existing lots or tracts of land.

1.14.2 Lot Creation (OPA 5)

Lot Creation within Designated Rural Settlement Areas

1.14.2.4 Within designated Rural Settlement Areas all proposed severances that create a new lot and proposed lot additions shall:

- a) comply with the policies of this Plan including a rural settlement area plan where one exists;
- b) be compatible with and not hinder surrounding agricultural operations;
- c) conform to the Zoning By-law;
- d) be permitted only when both severed and retained lots have frontage on a public road;
- e) meet Minimum Distance Separation requirements; and,
- f) meet the requirements of Section C.5.1, Private Water and Wastewater Services, except as permitted in F.1.14.2.7 d). (OPA 18)

VOLUME 2, CHAPTER A – RURAL SETTLEMENT AREA PLANS

A.1.0 GENERAL POLICIES

1.2 General Policies

1.2.2 The following policies apply to all nineteen Rural Settlement Areas identified and designated on Schedule D – Rural Land Use Designations.

1.2.3 The predominant use of land in Rural Settlement Areas shall be single detached residential development. Small scale commercial uses, parks, institutional uses serving the rural

community, such as schools and places of worship, may also be permitted, as set out in the following policies, and Schedules and Maps of Volume 2 this Plan.

1.2.4 Development in Rural Settlement Areas shall proceed in accordance with the specific policies and designations for each Rural Settlement Area and subject to the following conditions:

- a) Within the Rural Settlement Areas, development shall be of a height, density, area and nature to be compatible with the existing built environment;
- b) All development shall be required to obtain approval from the City for servicing. Any development shall be serviced in accordance with Section C.5.1, Sustainable Private Water and Wastewater Services of Volume 1 of this Plan, and in no case shall a proposed new lot be less than one acre; and (OPA 26)
- c) The development shall comply with the Natural Heritage System Policies, Section C.2.0, Volume 1 of this Plan.

1.2.7 Where policies of the Copetown and Greensville Rural Settlement Area Plans conflict with the policies of Volume 2, Section A.1.0, General Policies, the policies of the Rural Settlement Area Plans shall prevail.

1.2.8 To maintain and protect the distinct form and historical character of Rural Settlement Areas designated in this Plan, any application pursuant to the Planning Act or other legislation shall seek to conserve cultural heritage resources, cultural heritage landscapes, areas of archaeological potential, archaeological sites and the overall settlement character.

1.2.9 To conserve the settlement character, construction of new buildings or renovation of existing buildings shall be sympathetic to and consistent with the existing heritage attributes of the Rural Settlement Area, including, but not limited to, consideration of traditional minimum lot sizes and setbacks in accordance with Section C.5.1 of Volume 1, building massing and orientation, and preservation of views, open spaces, and landmarks.

A.3.0 FLAMBOROUGH RURAL SETTLEMENT AREA PLANS

3.5 Greensville Rural Settlement Area Plan

3.5.3 General Development Policies

3.5.3.1 New development in the Greensville Rural Settlement Area Plan Area shall be integrated and compatible with the existing community through the following general policies which apply to all land use designations.

3.5.3.2 The predominant land use of newly developable areas shall be single detached dwellings. Related community facilities such as parks, schools and libraries shall be provided as required on lands designated appropriately.

3.5.3.3 Development shall generally occur through the subdivision process. Infilling of a minor nature may also be permitted through consent.

3.5.3.5 Development shall take place in accordance with Map 8a of this Rural Settlement Area Plan. Regard shall also be had to the other Schedules and relevant policies in other sections of this Plan.

3.5.3.6 New development shall conform to Section C.2, Natural Heritage System policies in Volume 1 of this Plan.

3.5.5 Settlement Residential

Those lands designated Settlement Residential on Map 8a may be permitted to be developed for residential purposes in accordance with the following policies:

3.5.5.1 In order to provide guidelines to determine the extent and density of residential development that can be sustained without degradation of the ground and surface waters within and outside the Rural Settlement Area Plan boundary, a Comprehensive Servicing Study shall be undertaken. The study shall include a comprehensive examination of the quality and quantity of ground and surface water and shall establish future growth of Greensville. The study shall review the existing information available and update that information to meet present day awareness of water resource impacts.

3.5.5.2 The Terms of Reference for such a study shall be developed by the City in consultation with the Ministry of the Environment, the Niagara Escarpment Commission, the Ministry of Natural Resources and the Hamilton Conservation Authority. This does not commit public agencies to funding the study. Funding may come partially or totally from landowners who benefit from the study. In the interim, development shall take place in accordance with Section A.3.5.13, of Volume 2.

3.5.5.3 The predominant form of residential development shall continue to be the single detached dwelling.

3.5.5.4 Residential development in the Rural Settlement Area Plan area shall predominantly take place by registered Plan of Subdivision. Plans of Subdivision shall comply with the land use designations and policies of this Rural Settlement Area Plan. Infilling by the consent process may be permitted where the size and location of a property precludes it from being developed by Plan of Subdivision or in conjunction with another Plan of Subdivision and where it will not interfere with existing or future development.

3.5.5.5 Development of residential areas shall be integrated with parks, open space and school sites. To achieve this integration, consideration shall be given, in the development process, to potential walking and bicycle trails to connect residential areas with parks, open space and schools.

3.5.5.6 The division of land by consent may be considered when it is clear that a Plan of Subdivision is not necessary. When the severance of land by consent is deemed

appropriate, regard shall be had to the other policies of this Rural Settlement Area Plan and Volume 1 of this Plan.

3.5.5.7 New residential development shall be integrated and compatible with the existing residential character. In this respect, when development occurs adjacent to or as infilling in existing areas, the bulk, mass and height shall be similar to that of existing residential uses. In addition, consideration shall be given to the use of increased setbacks, screening and buffering to minimize any adverse impacts on existing development.

3.5.5.11 In accordance with appropriate provincial regulations and guidelines, distance separations and/or warning clauses and any other measures identified in the reports may be required through the subdivision or consent approval process.

3.5.11 Transportation

3.5.11.4 Arterial roads, such as Brock Road provide access to provincial highways and other parts of the City. Direct access for residential lots onto arterial roads will be discouraged. The City shall give consideration to reverse frontage lots and joint accesses in development plans. The minimum right-of-way for arterial roads shall be 32 metres (105 feet).

3.5.11.5 Municipal roads consist of collector roads and local streets.

- a) Collector roads gather the traffic from residential areas and distribute it to the provincial and arterial roads. Collector roads may be constructed in the Rural Settlement Area Plan area at locations shown on Schedule B.16-2 of the former Town of Flamborough Official Plan. Minor alterations to these roads shall not require an amendment to this Plan. The City shall endeavour to secure a minimum right-of-way width of 26 metres (86 feet) for collector roads.
- b) Local streets provide access to individual residential lots. The location of local streets shall be determined as Plans of Subdivision are approved. The minimum right-of-way shall be 20 metres (66 feet). Of particular importance to the phasing of development in the Rural Settlement Area Plan area shall be the provision of adequate access points of local roads to both arterial and collector roads.

3.5.12 Storm Water Management

3.5.12.1 It is the intent of this Rural Settlement Area Plan that existing storm water drainage systems continue to serve the Rural Settlement Area Plan area and that a master storm water drainage study be completed. A master storm water drainage study can become part of the comprehensive servicing study.

3.5.12.2 The City shall give consideration to the impact the proposed development may have on the existing storm drainage systems, on existing or other proposed development up or down stream, and the effects of peak flows on major watercourses and

ecological systems. The master storm water drainage study shall have regard to the possible impacts upon Spencer Creek, which contains a significant warm-water fishery. Methods described in the drainage study shall ensure that the Department of Fisheries and Oceans objective of no net loss of fish habitat shall be applied.

3.5.12.3 A master storm water drainage plan shall be completed for the Rural Settlement Area Plan area by an independent engineer and approved by the City. Alternatively, storm water drainage plans may be prepared for the Major Development Areas shown on Map 8b in consultation with the Ministry of Natural Resources.

3.5.12.4 Storm water drainage shall be provided in accordance with the conclusions of the master storm water drainage study or alternative storm water drainage plans. New development, prior to the preparation of a master drainage plan, will be required to have site specific storm water management plan including details of water quality and peak flows. In any event, storm water management works for all development will be subject to approval pursuant to the Ontario Water Resources Act.

3.5.12.5 Channelization and drainage work required shall be the financial responsibility of the affected landowner. Any proposed work must be submitted for approval under the Lakes and Rivers Improvement Act of the Ministry of Natural Resources.

3.5.12.6 A limited amount of development may be considered on a site specific basis prior to the completion of a storm water management plan, provided that such development is incorporated into the storm water management plan when it is completed.

3.5.13 Servicing

3.5.13.1 It is the intent of this Rural Settlement Area Plan that development of the Rural Settlement Area Plan area be based on private or communal water and private sewage disposal systems, and with Municipal solid waste collection.

3.5.13.2 Development in the Rural Settlement Area Plan area may occur on the basis of private water supply or a communal water system, approved by the City.

3.5.13.3 Development shall take place on private sewage disposal systems.

3.5.13.4 Residential development, by Plan of Subdivision or by consent to sever, shall be based upon a professional hydrogeologic and soils study, prepared and reported to the satisfaction of the Province, the City, and the Niagara Escarpment Commission. Such a hydrogeologic study shall include, but not necessarily be limited to, the percolation rate and grain size distribution of the soil, the amount of overburden to the depth of at least seven feet, the depth of the water table if less than 10 feet, and an impact assessment of the proposed subdivision or consent on the local water resources. The assessment must consider both on-site and off-site impacts related to the quantity and quality of water. All development shall be permitted only in accordance with the results of the study and on lots capable of accommodating a Class 4 (septic tank and tile bed) or Class 6 (aerobic) septic system including and area equal to the original tile bed area which is left free of development or hard

surfaces to provide for a replacement tile bed in the event of failure to the original system, as determined by the City. Residential development is subject to conformity with policies in Sections A.3.5.12.5 to A.3.5.12.9 inclusive, and A.3.5.13, Volume 2 of this Plan.

- 3.5.13.5** The purpose of the study outlined in Section A.3.5.12.4 Volume 2 is to ensure that an adequate supply of potable water is available to service the proposed development, and that there will be no unacceptable adverse effect on the quality and quantity of ground and surface waters as a result of the proposed development. In this regard, test wells shall be established and these wells along with existing wells shall be monitored for a period of two years after 10 out of the 12 units are occupied, (or a shorter period as determined by the Ministry of the Environment and the City).
- 3.5.13.6** A monitoring program for test wells and existing wells as determined by the Province shall include, but not necessarily be limited to existing conditions before construction, conditions during the construction process as specified in the subdivision agreement and for a period of two years after 10 out of 12 of the units are occupied, (or for a shorter period as determined by the Province and the City).
- 3.5.13.7** If the monitoring program of the wells reveals detrimental impacts on the water supply in the surrounding area, mitigation measures to minimize such impacts will be proposed by the developer. The mechanisms for implementing the mitigation measures will be identified and carried out to the satisfaction of the City, the Province, and the Niagara Escarpment Commission. The monitoring program shall include, where deemed necessary by the Province, the impacts of development on the quality of down gradient streams and waterbodies.
- 3.5.13.8** The carrying out of the monitoring program work shall be the responsibility of property owners/developers.
- 3.5.13.9** The City shall encourage electrical, telephone, cable and gas servicing to be placed underground.
- 3.5.13.10** Consideration shall be given to the effects of the installation of utilities, roads and services on buildings, sites and areas of historical, architectural, scenic or archaeological importance prior to the approval of such installation.

3.5.16 Implementation

- 3.5.16.3** Map 8a and Map 8b of this Secondary Plan, and B.16-2 of the former Town of Flamborough Official Plan, constitute part of the Rural Settlement Area Plan and must be read in conjunction with the textual policies.

3.5.17 Interpretation and Boundaries

- 3.5.17.1** The boundaries separating land use designations on Map 8a are approximate except where they coincide with roads, water courses or other clearly identifiable features.

Minor adjustments to these boundaries shall not require an amendment to the Rural Settlement Area Plan where the general intent of the Plan is upheld. Similarly, all figures used in the text are approximate and no amendment shall be needed for minor variances from these figures.”

4.9 Town of Flamborough Zoning By-Law 90-145-Z:

The subject property falls within the jurisdiction of the former Town of Flamborough Zoning By-Law 90-145-Z.

The site is currently zoned ‘**R2-14-H**’, **Settlement Residential Exception 14** within Zoning By-Law 90-145-Z, and is subject to a historic **Holding Provision** which restricts development on the property until specified conditions are met (**Appendix ‘N’**).

Applicable excerpts from Zoning By-Law 90-145-Z, as amended, give context to the planning permissions currently affecting the subject property.

Applicable excerpts from the City of Hamilton Zoning By-law are as follows:

“Section 4 – Zones

4.5 HOLDING ZONES (H)

Notwithstanding any other provisions of this By-law, where the zone symbol on Schedules A-1 to A-48 inclusive has the suffix (H), no lot shall be used or no building or structure shall be erected, located or used therein except for the following purposes until the suffix (H) has been removed from the zone symbol by a by-law passed pursuant to Sections 34 and 35(4) of the Planning Act, R.S.O. 1983, Chapter 1, as amended from time to time:

- (a) Existing Uses; and,
- (b) General provisions in accordance with the provisions of Section 5 hereof.

4.6 EXCEPTION TO THE ZONE PROVISIONS

Where a symbol on Schedules A-1 to A-48 inclusive is followed by a dash and a number (for example R1-7), the lot, buildings and structures shall be subject to all the regulations of the zone except as otherwise provided by the regulations specified in an exception number to that zone.

4.8 MINIMUM DISTANCE SEPARATION FORMULAE #07-112

That all development within the City of Hamilton be subject to the Minimum Distance Separation (MDS) formulae as established by the Ministry of Agriculture, Food and Rural Affairs, as amended from time to time.

Section 5 – General Provisions

5.14 LOT AREA AND FRONTAGE REQUIREMENTS

All lots without either municipal water service or sanitary sewers or both shall be subject to the requirements of the Regional Department of Health Services for the minimum lot area, provided that if the requirements of the Regional Department of Health Services are less than the requirements of this By-law, this By-law shall prevail.

5.17 MINIMUM DISTANCE SEPARATION

The following setbacks shall apply to any agricultural use and any adjacent use:

- (a) no dwelling unit, recreational use or institutional use shall be established or enlarged adjacent to a lot containing any buildings or structures used for livestock, excluding a dwelling unit on the same lot as the livestock use, except in accordance with the requirements of the Minimum Distance Separation Formula One included in Appendix A attached to this By-law; and,
- (b) no building or structure used or intended to be used for the raising of livestock shall be established or enlarged on a lot except in accordance with the requirements of the Minimum Distance Separation Formula Two included in Appendix A attached to this By-law.

5.21 PARKING REGULATIONS

5.21.1 Parking Space Requirements

The owner of any building, structure or use shall provide and maintain parking spaces on the same lot and within the same zone, in accordance with the following:

Type of Use:

Residential

- (a) Single detached, Semi-detached, Duplex, Triplex and Converted dwellings Street Townhouses and farm related residences

Minimum Number of Parking Spaces Required:

1 parking space per dwelling unit

SECTION 7 – Settlement Residential Zone R2

No person shall use any lot or erect, alter or use any building or structure within any Settlement Residential Zone - R2 except in accordance with the following provisions or as otherwise specified in the provisions of Subsection 7.3.

7.1 PERMITTED USES

- (a) Single Detached Dwelling

7.2 ZONE PROVISIONS

- (a) Lot Area (minimum).....2000 square metres (0.2 ha)
- (b) Lot Frontage (minimum)30 metres
- (c) Height (maximum)11 metres
- (d) Lot Coverage (maximum)**20%**
- (e) Front Yard (minimum)7.5 metres
- (f) Rear Yard (minimum)10 metres
- (g) Interior Side Yard (minimum)1.8 metres
- (h) Exterior Side Yard (minimum).....7.5 metres
- (i) Landscaped Open Space (minimum).....No Minimum
- (j) General Provisions - in accordance with the provisions of Section 5 hereof.

7.3 EXCEPTION NUMBERS

7.3.9 **R2-9 (See Schedule Numbers A-37 and A-43)**

Permitted Uses:

- (a) Subsection 7.1 shall apply.

ZONE PROVISIONS

- (c) Height (maximum)11 metres
- (d) Lot Coverage (maximum)**10%**
- (e) Front Yard (minimum)7.5 metres
- (f) Rear Yard (minimum)10 metres
- (g) Interior Side Yard (minimum)3 metres
- (h) Exterior Side Yard (minimum).....7.5 metres
- (i) Landscaped Open Space (minimum).....No Minimum
- (j) General Provisions - in accordance with the provisions of Section 5 hereof.

7.3.14 **R2-14 (See Schedule Numbers A-36, A-37 and A-43) #19-079 (H Removal)**

Permitted Uses:

- (a) Subsection 7.1 shall apply.

Zone Provisions:

- (a) Lot Area (minimum).....8000 square metres (0.8 ha)
- (b) Lot Frontage (minimum).....35 metres
- (c) All other zone provisions of Subsection 7.3.9 shall apply.”

5.0 PLANNING JUSTIFICATION:

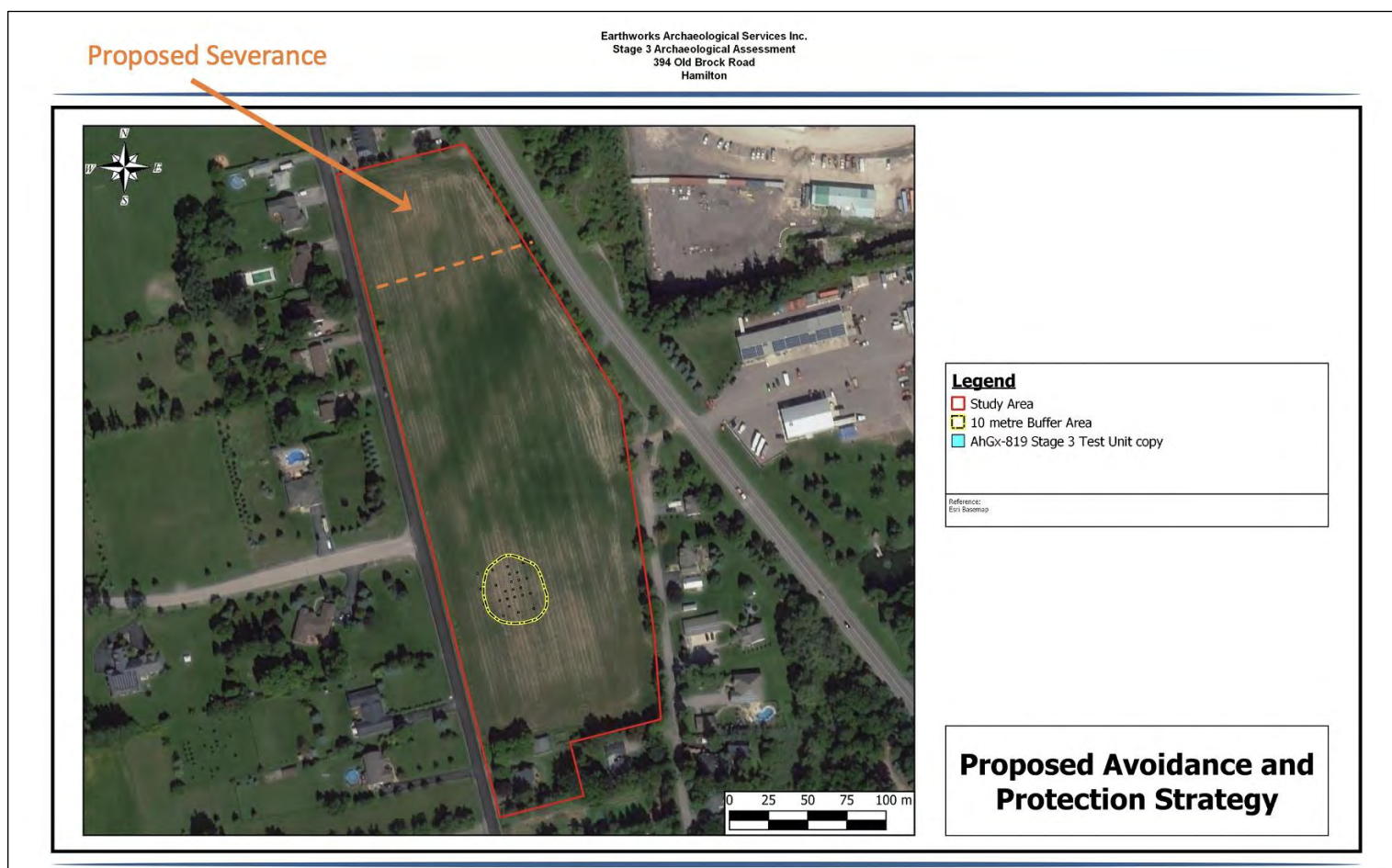
5.1 Site Suitability:

The subject property is located within the Greensville Rural Settlement Area, which is intended by the City of Hamilton to be an area of focus for residential infill/intensification. It is also designated ‘Settlement Residential’ and ‘Major Development Area A’ within the Greensville Secondary Plan.

The subject property is ideally located with access to Old Brock Road and has a generally flat topography. The property contains no natural heritage features and limited mature trees (at its boundary). This surrounding rural hamlet community predominantly features large rural residential lots with single-detached homes similar to the lot proposed through this consent / minor variance application.

The current overall property contains an identified Cultural Heritage site near the central south side of the property, as noted in the Stage 3 Archaeological Assessment by Earthworks Archaeological Services Inc. Since the proposed severance is at the extreme north side of the property, there is no conflict with this avoidance area, and this area will be identified with construction fencing for extra security.

Figure 9: Archeological Avoidance Area – to be fenced (with construction fencing)



5.2 Provincial Policy Statement (PPS) (2020):

The community of Greensville is made up of a mix of older agricultural remnant parcels, rural residential development, and newer urban type residential subdivisions. The subject property and many of the surrounding agricultural parcels are designated as settlement residential and located within the settlement boundary. This is important as the development of the remaining agricultural remnant parcels within the settlement area boundary are not designated agricultural, and therefore are permitted to be developed and shall be the focus of growth and development (1.1.3.1).

The principal severances (i.e. infill/intensification) within settlement areas will encourage long-term economic prosperity (1.7.1), the wise use of the available land resource to meet dynamic market-based needs within the housing supply (1.7.1 (b)), and increase the supply of housing options.

As such, the proposed development is consistent with the objectives of the Provincial Policy Statement.

5.3 Growth Plan for the Greater Golden Horseshoe (2019):

According to the policies of the Growth Plan, the subject property is defined as being within the 'Greenbelt Plan Area', however, the lands have also been identified by the City of Hamilton as a Rural Settlement Area (Greensville), and as such are available for development. Residential intensification within the Greensville Settlement Area will contribute to the City of Hamilton's intensification target of 50% of all development occurring within a delineated built-up area (**2.2.2.1(a)**), and in turn will lessen the housing pressure on non-settlement areas for new development.

As such, the proposed development conforms with the objectives of the Growth Plan for the Greater Golden Horseshoe.

5.4 Greenbelt Plan (2017):

According to the policies of the Greenbelt Plan, the subject property is technically defined as being within the 'Protected Countryside', however, the lands have also been identified by the City of Hamilton as a Rural Settlement Area (Greensville). Given the policies of the Growth Plan and the City's Rural Official Plan (under Section 3.4.4 of the Greenbelt Plan), the subject lands are available for development. Settlement Areas within the protected countryside are to be the focus of growth and development which sustain the character of the rural landscape (**1.2.2.4**).

As such, the proposed development conforms with the policies of the Greenbelt Plan.

5.5 City of Hamilton Official Plan (2013):

The subject property is designated '**Rural Settlement Area**' within the Rural Hamilton Official Plan. Rural Settlement Areas are delineated by a settlement area boundary which separates agricultural and non-agricultural uses (**B.2.1.b**). The proposed severance complies with the policies of the rural settlement area plan and meets the requirements for provision of private water and wastewater services (**C.5.1 & F.1.14.2.4**).

As designated within the Greensville Rural Settlement Area Plan (**V.2 3.5.3**), the proposed severance application is for the creation of one (1) new single detached residential lot (**V.2 3.5.3.2**). Since the proposed consent is for the creation of one (1) new development lot, the application can be considered minor in nature and permitted through the policies of the settlement area plan (**V.2 3.5.3.3**) which is the predominant land use.

Within the Greensville Settlement Area, the supply of potable water is continuously monitored through the development application process. Edmond & Associates (P.Eng) has reviewed the existing on-site water supply, as well as neighbouring well records, and has established sufficient potable water quality and quantity. The water availability is more than sufficient to meet the needs of one (1) new single-detached residential home, as per the guidelines (**V.2 3.5.5.1**). The proposed development of a single-detached residential home on the lot created through the proposed consent application will be serviced through on-site septic design (**V.2 3.5.13.3**). An evaluation of private septic services for the potential consent was also carried out by Edmond & Associates (P.Eng) and it was determined that the area is suitable for accommodating a private septic system (**V.2 3.5.13.4**) on the proposed lot area.

The subject property is within an area recognized as having a ‘high potential’ for the existence of archeological resources. As such, a complete assessment of the subject lands was carried out by Earthworks Archeological Services, according to the standards of the official plan (**B.3.4.4**). As previously noted, the proposed severance has been proven not to have any impact on the site’s archeological avoidance area, and the identified area (away from the severance site), will be fenced with highly visible construction fencing for extra security.

The proposed severance requires access via Old Brock Road which is considered a local roadway (**4.5.2 d**) and is an appropriate selection (**V.2 3.5.11.5 b**) given the other two roadways abutting the subject lands are considered collector roads which limit private access (**4.5.2 c**).

As outlined by municipal staff, a right-of-way dedication is required and is proposed as part of this severance application along two road frontages abutting the subject property, as well as a one-foot reserve along Brock Road. The ultimate right-of-way as identified by municipal staff is 20.117 metres for both Moxley Road and Old Brock Road, and the one-foot reserve will be located along the Brock Road frontage.

As such, the proposed development conforms with the policies of the City of Hamilton Rural Official Plan.

5.6 Former City of Flamborough Zoning By-Law 90-145-Z:

The proposed severance application will create one new single-detached rural residential lot within the rural community of Greensville. The proposed minor variance will be applicable to the proposed severed lands, while the retained lands will maintain the current zoning designation of ‘Settlement Residential’ (R2-14). In addition, a minor increase to the maximum lot coverage is also proposed to allow a variety of single-detached built forms that include on-site septic and well construction (that are included within the lot coverage calculation). All other provisions of the Settlement Residential (R2-14 zoning) can be met as demonstrated in Table 1 below.

Table 1: Site Statistics and Requested Variances

R2-14 Zone	Required	Severed	Retained
Minimum Lot Area**	8000 m ²	7,415.57 m ²	39,400.0 m ²
Minimum Lot Frontage	35.0 m	79.5 m	344.0 m
Maximum Height	11.0 m	11.0 m	11.0 m
Maximum Lot Coverage	10.0%	20.0%**	10.0%
Minimum Front Yard	7.5 m	12.0 m	10.32 m
Minimum Rear Yard	10.0 m	52.92 m	29.91 m
Minimum Interior Side Yard	1.8 m	16.55 m & 21.33 m	17.94 m
Minimum Exterior Side Yard	7.5 m	N/A	N/A
Landscape Open Space	No Minimum Required	N/A	N/A
Accessory Building			

Maximum Lot Coverage	5%	4.51%	N/A
Maximum Building Height	4.6 m	4.6 m	N/A
Minimum Interior Side Yard	>1 m	7.44 m	35.04 m
Minimum Rear Yard	>1 m	29.55 m	15.81 m

**As per R2-14 zone provisions

**It should be noted that the actual proposed lot coverage for the severed lands is 13.2%, but because the building on the severed property is conceptual, the applicant is requesting 20% lot coverage for the severed lands.

NOTE: Since the subject property currently has a historic 'Holding Provision' on it as previously discussed, it is understood that as a condition of approval, the Holding Provision will technically need to be removed.

6.0 Four Tests of a Minor Variance

Section 45(1) of the Planning Act states that the Committee of Adjustment may authorize variances from the provisions of the Zoning By-Law provided that the four tests are met. This section provides an analysis that evaluates the proposal's required variances within the context of the four tests as follows:

1. Do the requested variances maintain the general intent and purpose of the Official Plan?

The City of Hamilton Official Plan recognizes the need for intensification and infill development mandated by the Growth Plan provincial policy, as well as its own rationalized consideration of its municipal future (**Section 5.7 of this report**). As such, the City's Official Plan generally permits new development such as the proposed single-detached residential lot. Furthermore the Greensville Secondary Plan anticipates appropriate residential development in this area (and on these subject lands), and therefore it is the Author's opinion that the proposed minor variance meets the general intent of the Official Plan policies.

2. Do the requested variances maintain the general intent and purpose of the Zoning By-Law?

The City of Hamilton (Flamborough) Zoning By-Law is designed in a manner that generally supports intensification and redevelopment within prescribed areas/zones. Given the development constraints of the subject property (required on-site septic and well design), feasible development of the proposed lot will require slight variation from the prescribed zoning provisions for lot coverage. In addition, a minor reduction in lot area is proposed to respect a more compact lotting design resulting from recent septic design innovations, while reserving the retained lands for future development potential (*not currently contemplated under this application*). The reduced lot area is also supported by City Staff through their Formal Consultation comments.

All provisions of the R2-14 Zone can be met thorough the proposed design with the exception of the proposed minor variances (**Table 1**). As such, the proposed minor variance for reduced lot area and increased lot coverage will see the site developed with one single-detached residential use. Finally, the current Holding Provision is a technical matter that is easily resolved as a condition of severance or minor variance approval.

As such, in the Author's opinion, the proposed minor variance(s) met the general intent of the City's Zoning By-Law No. 90-145-Z, as amended.

3. Are the requested variances desirable and appropriate for the lands?

The requested minor variance(s) will facilitate the development of one (1) new infill development rural lot that is in character with the surrounding lot sizes, maintains an existing density of the area, and promotes the compatible development of the Greensville settlement area.

As such, in the Author's opinion, the proposed minor variance is both appropriate and desirable.

4. Are the requested variances minor in nature?

The proposed development is seeking to create a (1) single new residential rural lot for one (1) single-detached dwelling. The proposed lot and associated dwelling will maintain the character, density, and intent of the Greensville Secondary Plan Area, while also utilizing currently non-developed lands within the settlement area.

As such, in the Author's opinion, the proposed minor variance is minor in nature.

7.0 Severance Justification

The proposed severance will result in the creation of one new lot (and one retained lot) in a location that has proven to be capable to being privately serviced, is appropriately sized (Section C.5.1, 5.1.1C, iii – City Official Plan), and suitable for limited new low-density development. The proposed redevelopment of the lot will be compatible with the surrounding neighbourhood, building sizes, and local streetscape as well as the prevailing built form and block patterns of Old Brock Road. As such, the proposed severance is aligned with the consent regulations of the Planning Act, and generally conforms with the Provincial, Regional, and Local planning policies.

8.0 CONCLUSION

It is the Author's professional planning opinion as a Registered Professional Planner, that given the respective policies, surrounding conditions, including the current Official Plan, Secondary Plan, and Zoning designations on the subject property, the proposed consent application and minor variance(s) are considered to be of '**Good Planning**', that is in the public interest, is consistent with the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, conforms with City of Hamilton Official Plan and maintains and complements the character of the surrounding Greensville Settlement Area.

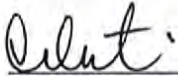
Furthermore, given the City's expectation for residential development on these lands, and the proposal for one (1) single new lot on private services with access to an existing improved roadway, the severance application is not considered premature.

As such, the proposed consent and minor variance(s) applications should be approved.

Given the analysis presented in this Justification Report, there is enough merit to support the two (2) variances, that meet the four tests, as well as appropriate support for the proposed severance for the single new rural lot.

I hereby certify that this Planning Justification Report was prepared and reviewed by Registered Professional Planner (RPP), within the meaning of the Canadian Institute of Planners and the *Ontario Professional Planners Institute Act, 1994*.

Prepared by:



Victoria Colantonio, BURPI
Planner/Development Coordinator
Urban in Mind, Professional Urban Planning, Land Development & CPTED Consultants

Reviewed by:

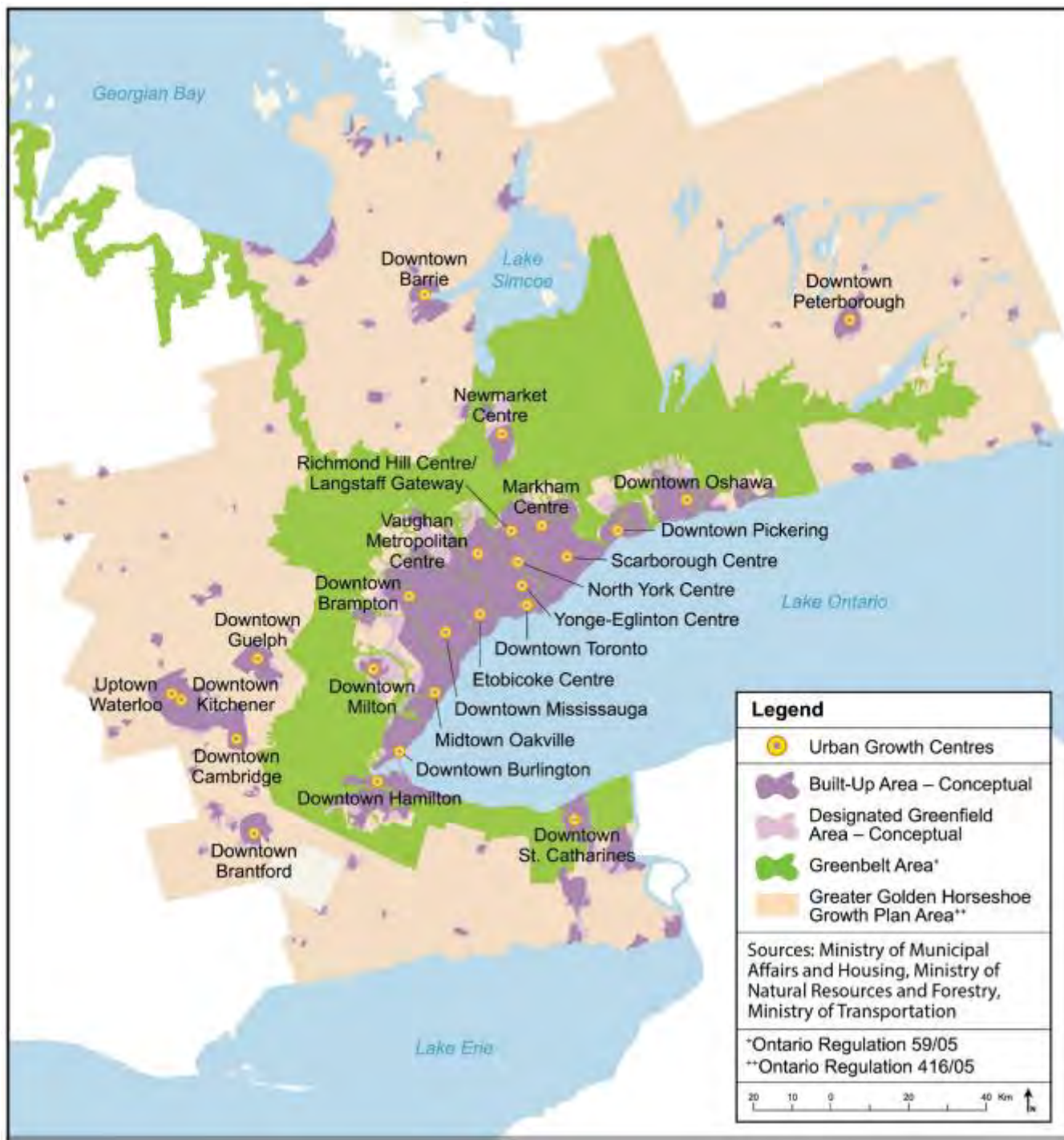


Terrance Glover, RPP, CPT
Principal
Urban in Mind, Professional Urban Planning, Land Development & CPTED Consultants

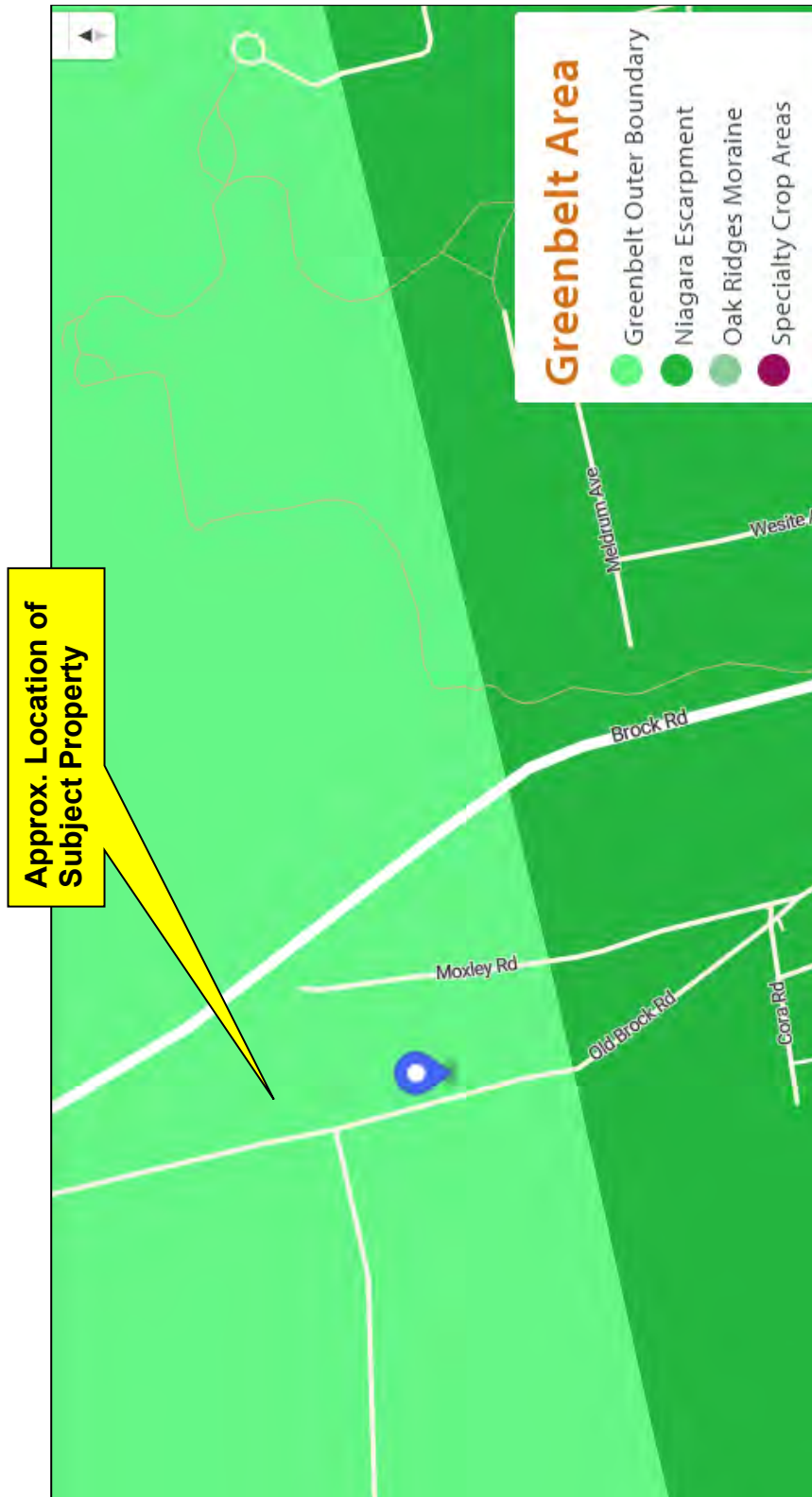


Appendix 'B':

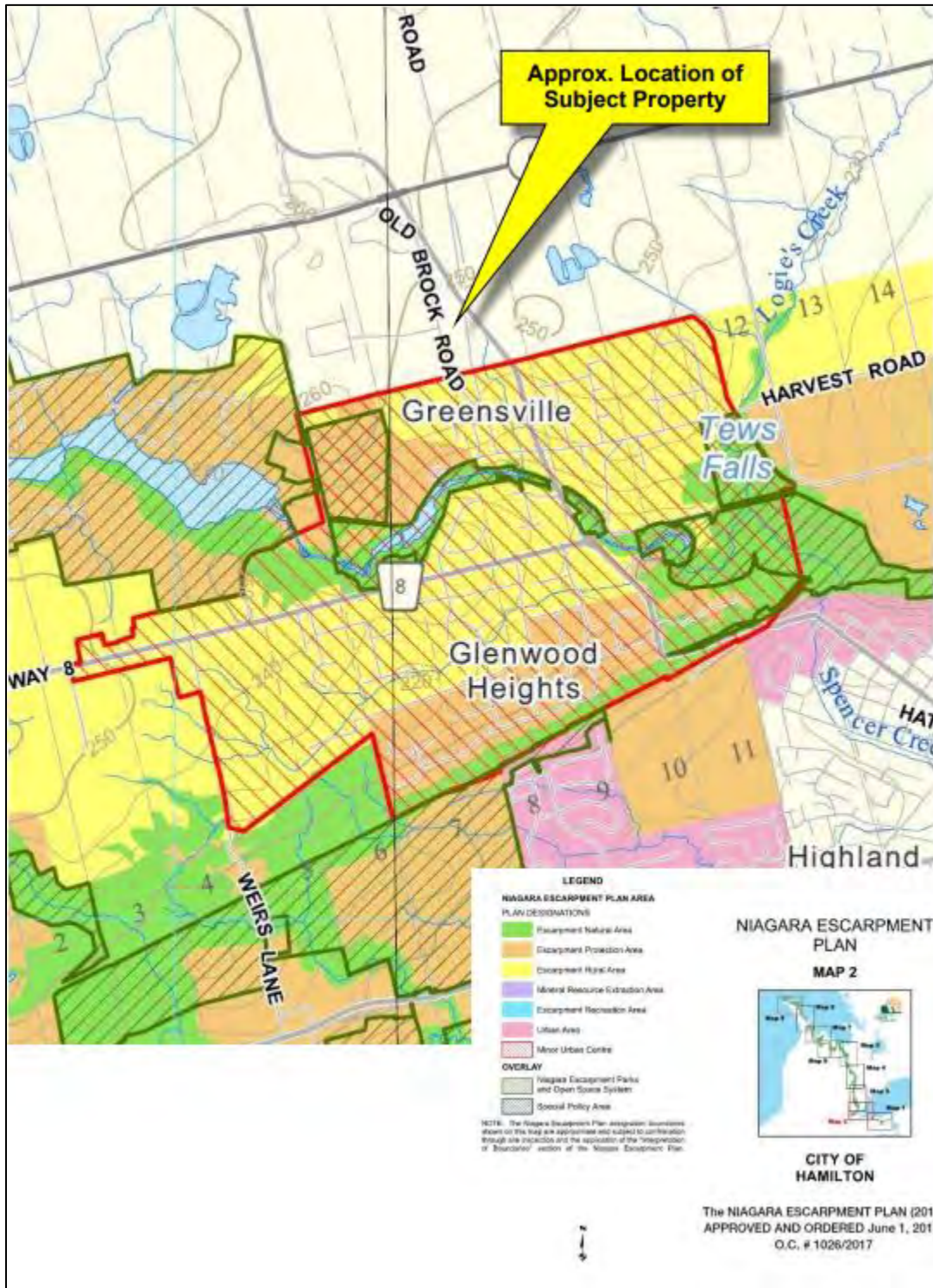
(Growth Plan for the Greater Golden Horseshoe – Schedule 4 – Urban Growth Centres)



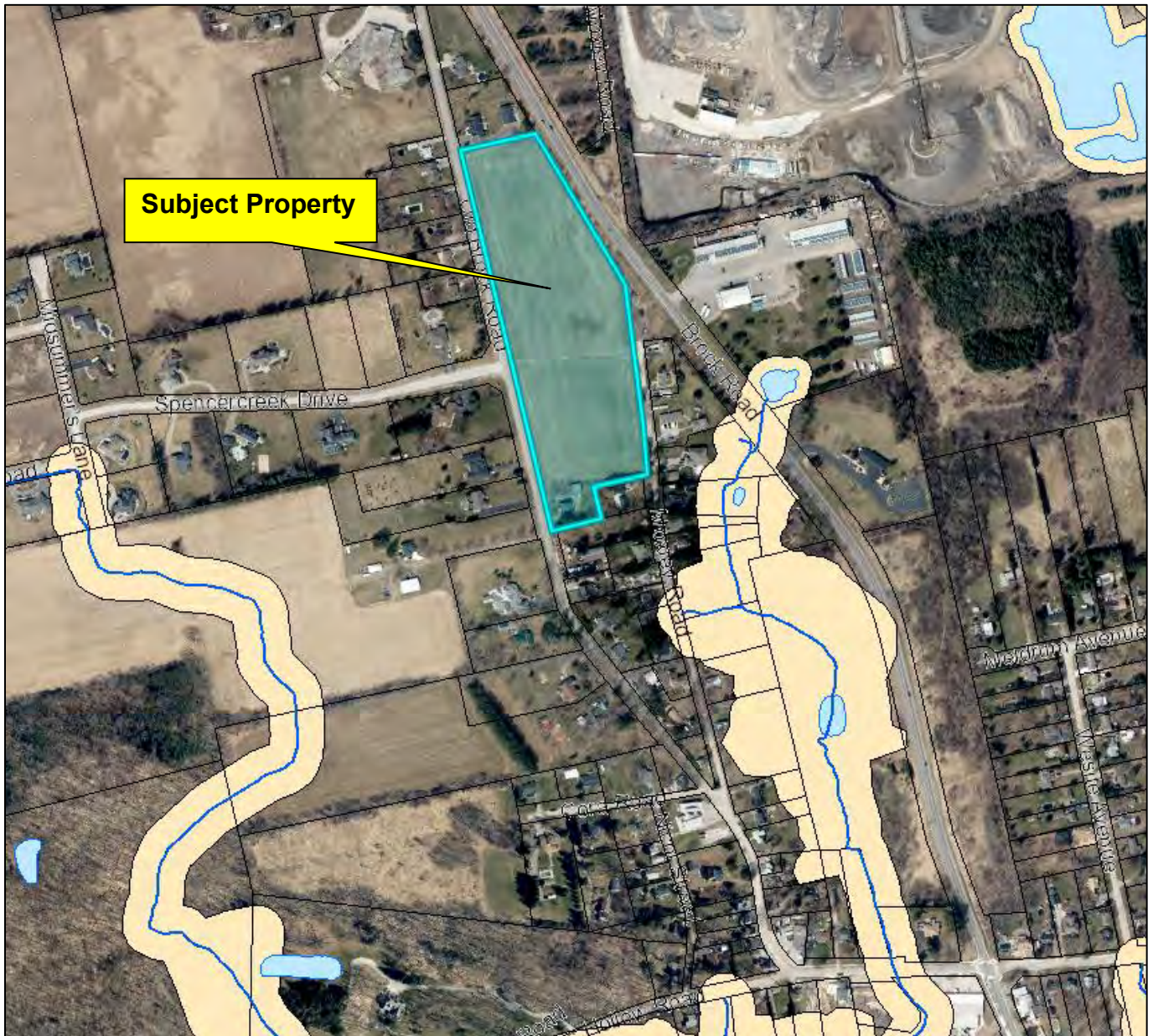
**Appendix 'C':
(Greenbelt Plan – Greenbelt Plan Area)**



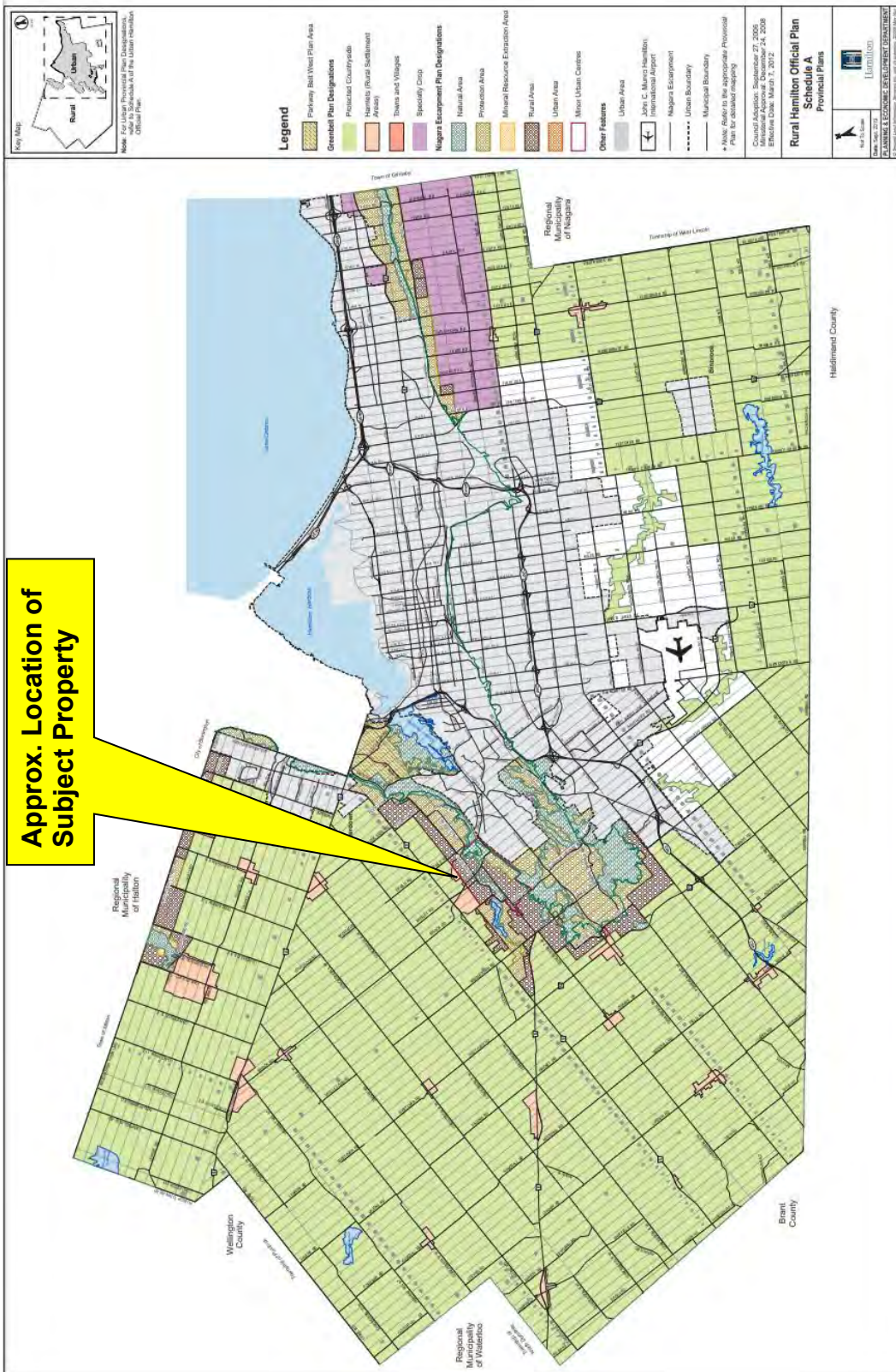
Appendix 'D':
(Niagara Escarpment Plan – Development Control Area)



Appendix 'E':
(Hamilton Conservation Authority – Regulated Area)

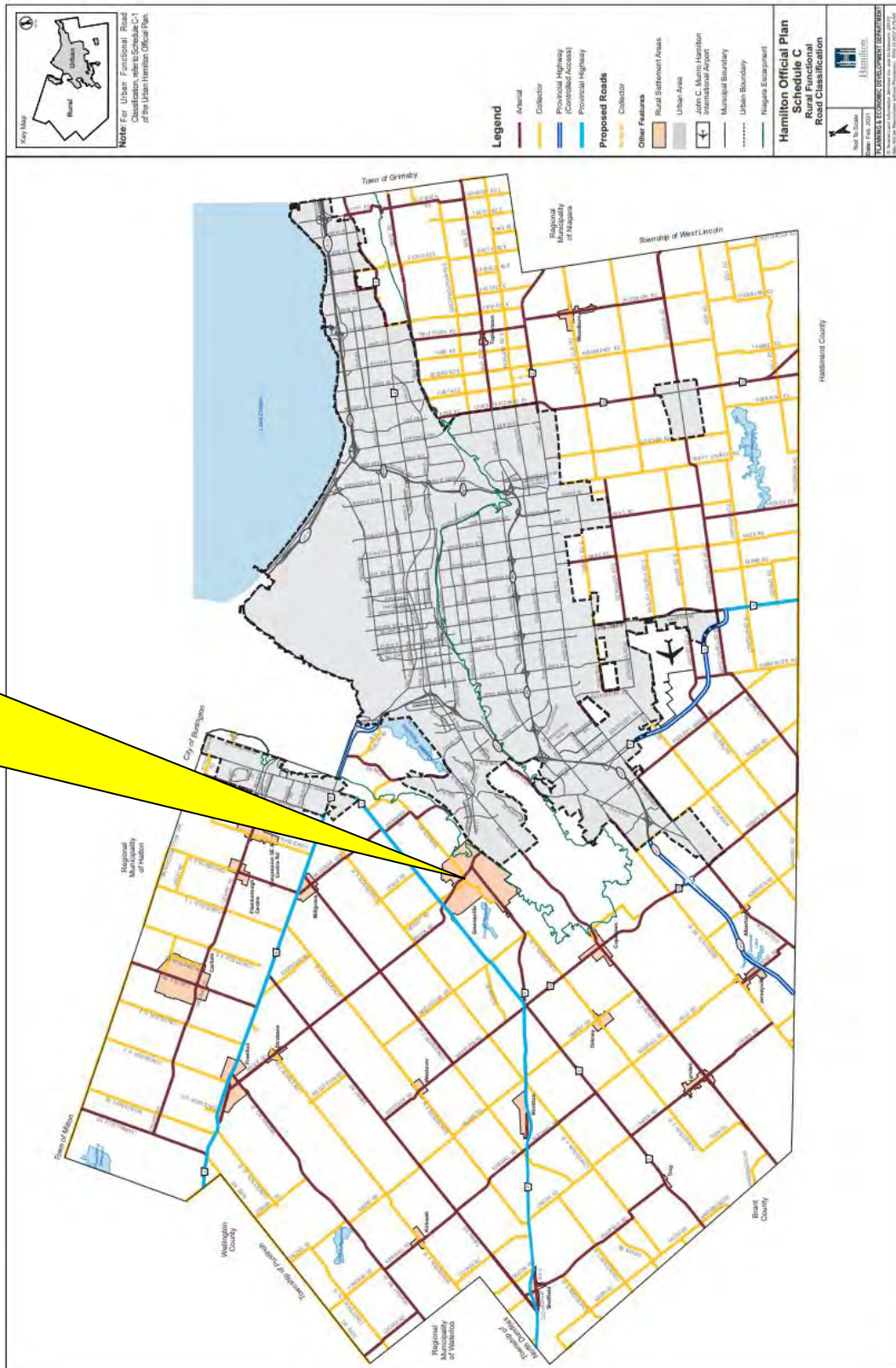


Appendix 'F': (City of Hamilton Rural Official Plan – Schedule A)



Appendix 'H': (City of Hamilton Rural Official Plan – Schedule C)

Approx. Location of Subject Property

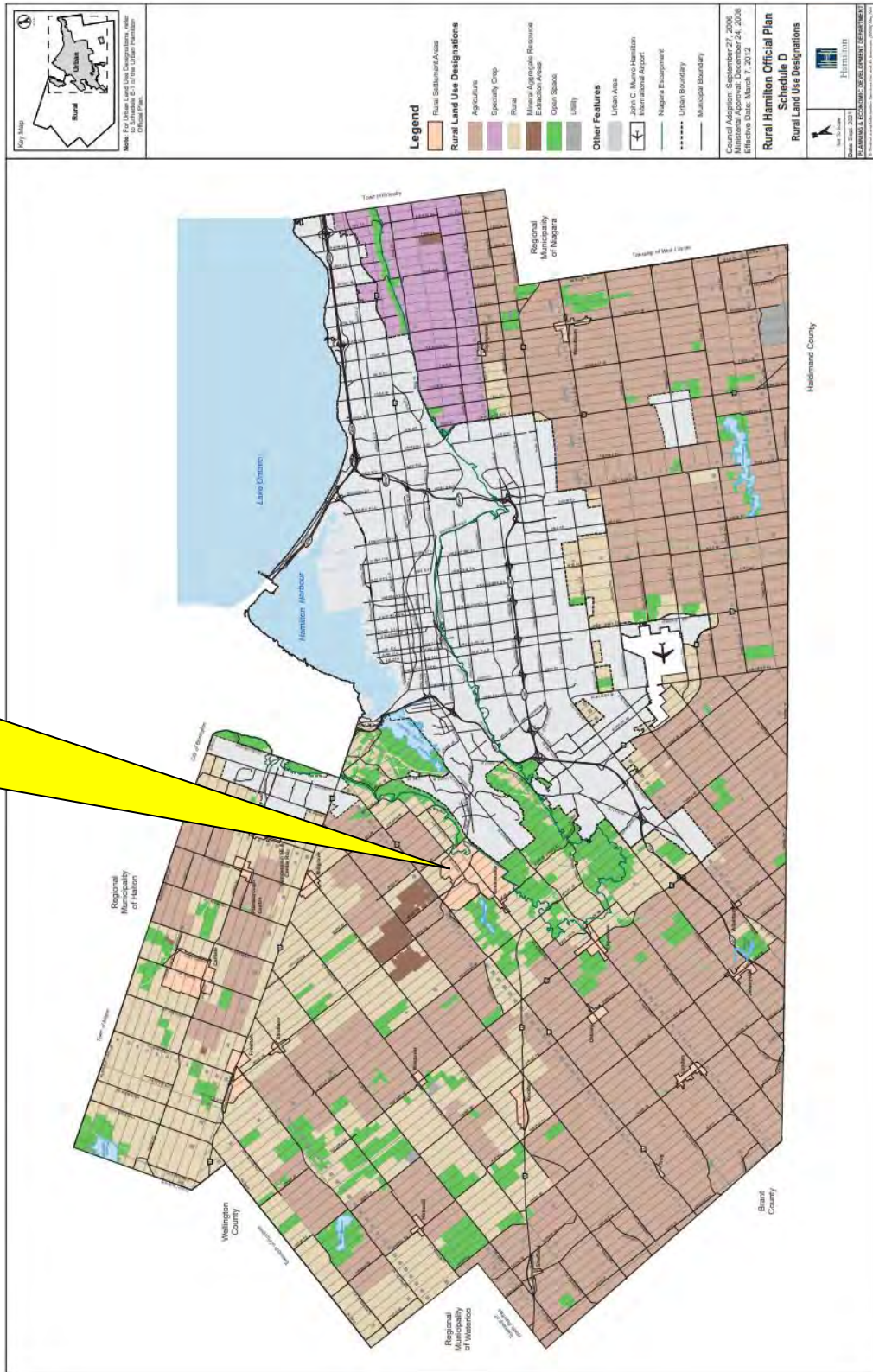


Appendix 'I':
(City of Hamilton Rural Official Plan – Schedule C-1)

Road	From	To	Future Right-of-Way Width (metres)
2nd Con. Road W.	West of Weir Road	South Dumfries Boundary	20.117
Ainsley Road	5th Con Road W.	Lynden Road	20.117
Airport Road	Butter Road	Glancaster Road	30.480
Airport Road West	Glancaster Road	Highway 6	26.213
Alderson Road	Carlisle Road	Remaining Length	20.117
Barton Street	Urban boundary	Fifty Road	36.576
Binbrook Road	Trinity Church Road	Fletcher Road	30.480
Blackheath Road	Highway # 56	Haldibrook Road	26.213
Blagden Road	Progreston Road	Remaining Length	20.117
Brock Road	South of Harvest Road	Highway 8	26.213
Brock Road	North of Harvest Road	Highway 5	30.480
	Highway 5	Freelton Road	26.213
Butter Road	Airport Road	Fiddlers Green	26.213
Campbellville Road	Highway 6	Milborough Line	26.213
Carlisle Road	Highway 6	Milborough Line	26.213
Carluka Road	Glancaster Road	Sawmill Road	30.480
Centre Road	Parkside Drive	305 m North of Carlisle Road	36.576
	305 m North of Carlisle Road	Campbellville Road	30.480
Collinson Road	Highway 5	Highway 5	20.117
Cooper Road	Highway 8	8th Con. Road W.	20.117
Cooper Road	Regional Road 97	Gore Road	30.480
Cora Road	Old Brock Road	Remaining Length	20.117
Crooks Hollow Road	Old Brock Road	Highway 8	20.117
Dickenson Road East	Nebo Road	Upper James Street	36.576
Eleventh Con E	Freelton Road	Highway 6	26.213
Eleventh Road East	Ridge Road	Mud Street	26.213
Evans Road	Parkside Drive	Dundas Street	26.213
Fifty Road	Urban boundary	Ridge Road	26.213
Fletcher Road	Kirk Road West	Binbrook Road	26.213

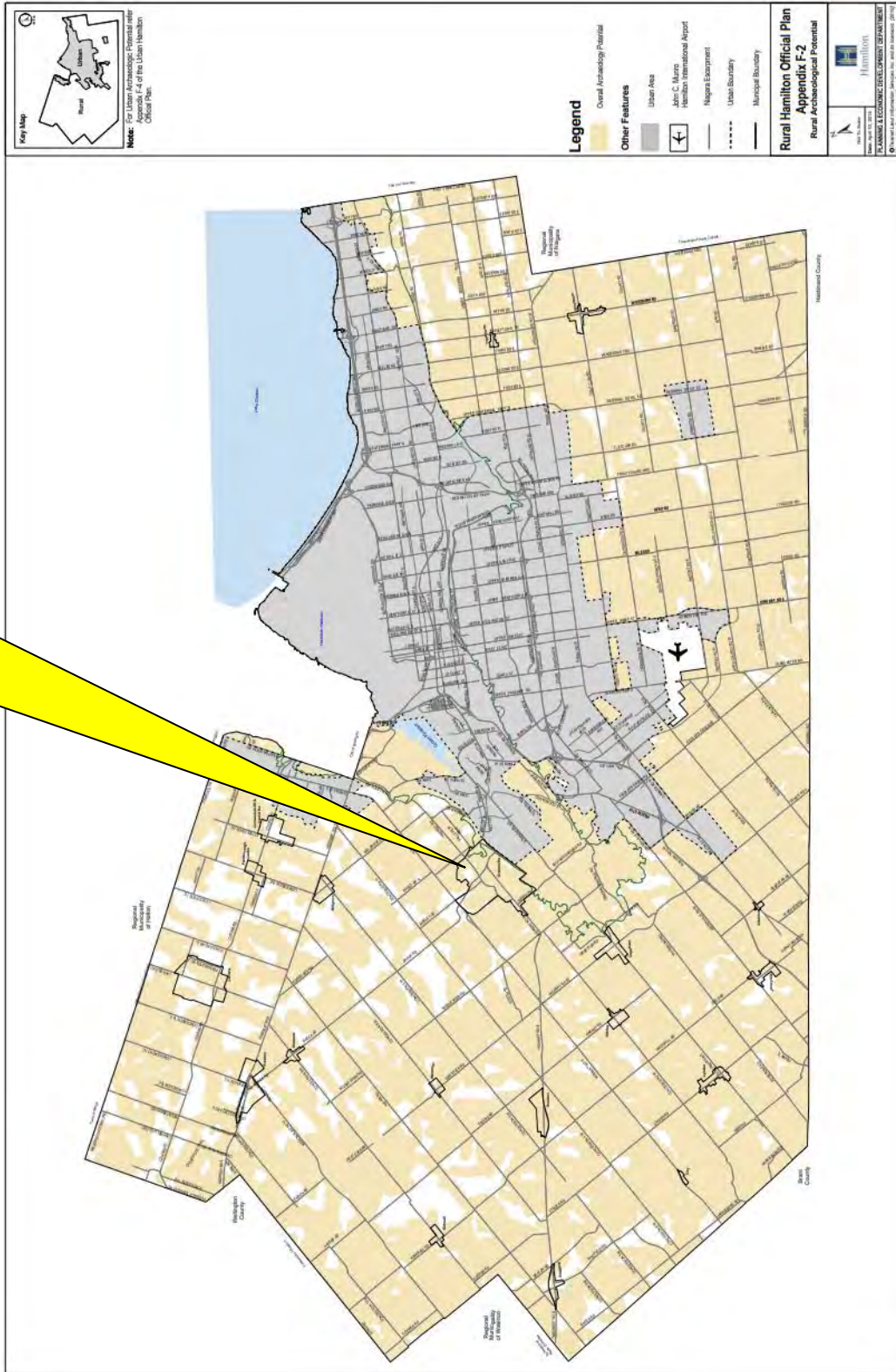
Appendix 'J': (City of Hamilton Rural Official Plan – Schedule D)

Approx. Location of Subject Property



Appendix 'K': (City of Hamilton Rural Official Plan – Appendix F-2)

Approx. Location of
Subject Property



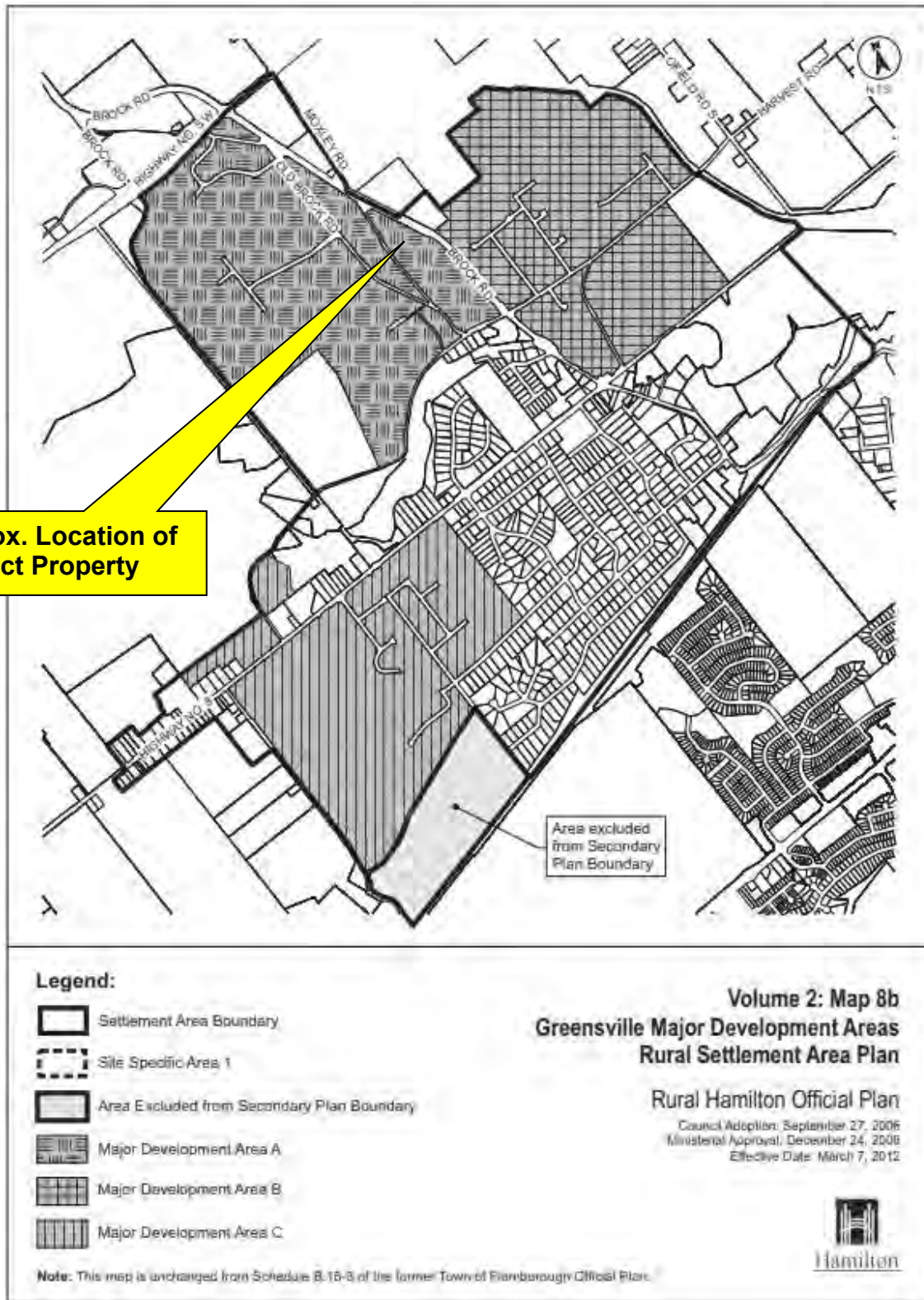
**Appendix 'L':
(Greenville Rural Settlement Area Plan – Volume 2: Map 8a)**



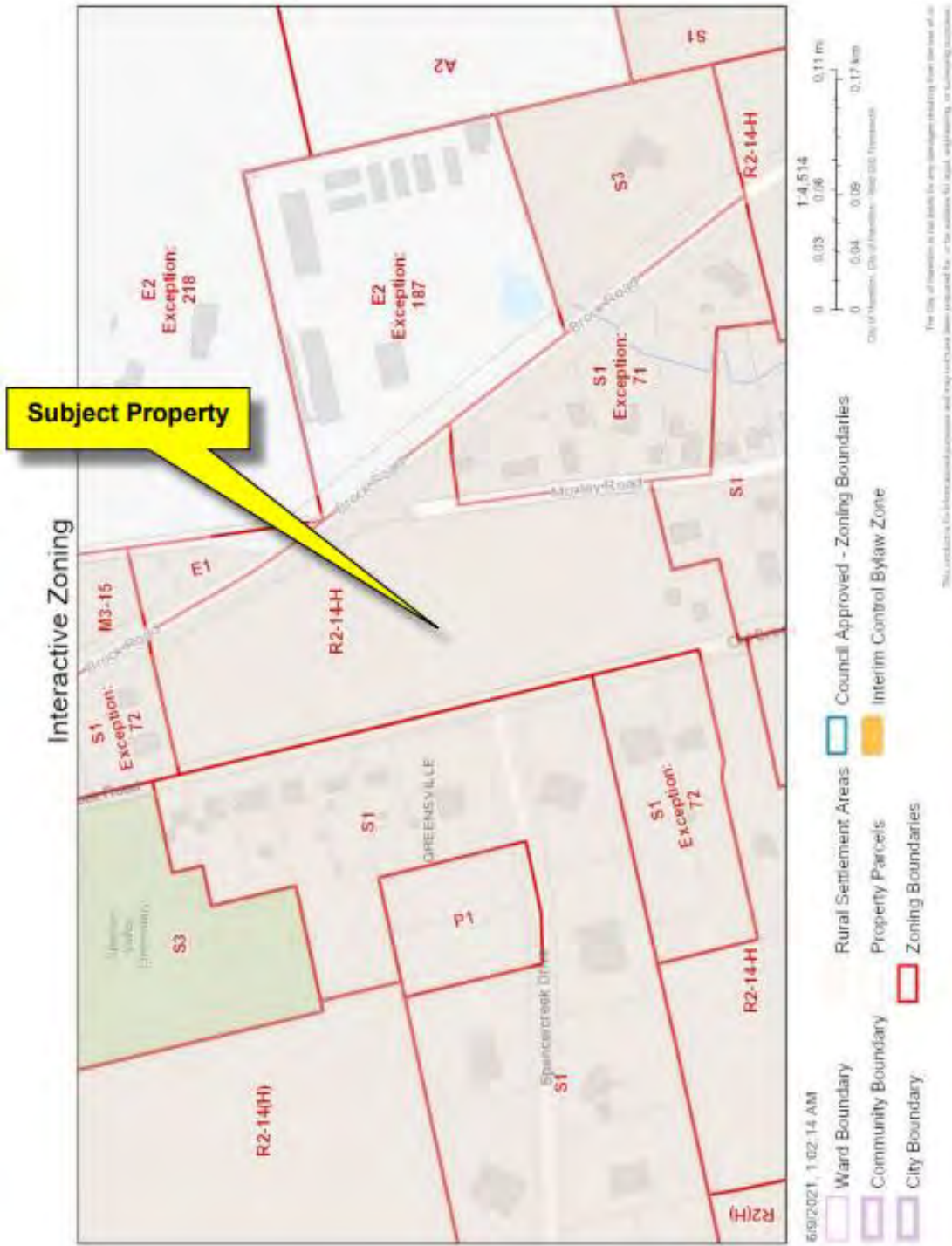
Approx. Location of Subject Property

Legend		Volume 2: Map 8a	
<p>— Settlement Area Boundary</p> <p>- - - Site Specific Area</p>		Greenville Rural Settlement Area Plan	
LAND USE DESIGNATIONS		Rural Hamilton Official Plan	
	Settlement Residential	Council Adoption: September 27, 2006	
	Settlement Commercial	Ministerial Approval: December 24, 2006	
	Settlement Institutional	Effective Date: November 2021	
Open Space and Parks Designations			
	Community Park		
	General Open Space		
	Natural Open Space (Hazard Lands)		
	Neighbourhood Park		

**Appendix 'M':
(Greenville Rural Settlement Area Plan – Volume 2: Map 8b)**



Appendix 'N': (Former Town of Flamborough Zoning By Law – Interactive Map)





Harden Environmental Services Ltd.
 4622 Nassagaweya-Puslinch Townline
 Moffat, Ontario, L0P 1J0
 Phone: (519) 826-0099 Fax: (519) 826-9099

Groundwater Studies
 Geochemistry
 Phase I / II
 Regional Flow Studies
 Contaminant Investigations
 OMB Hearings
 Water Quality Sampling
 Monitoring
 Groundwater Protection
 Studies
 Groundwater Modelling
 Groundwater Mapping

Our File: 2317

March 12, 2024

Tracy Kowalchuk
 394 Old Brock Road
 Greensville, Ontario

Dear Tracy:

**Re: Hydrogeology Report
 394 Old Brock Road, City of Hamilton**

We are pleased to submit this additional supporting documentation for the severance of 394 Old Brock Road in the City of Hamilton. We have attached documentation from Monica Lee from April 27, 2023 based on a previous report submitted for this site (Appendix A). This report is an update and confirms the following;

- a) As indicated by Monica Lee as having acceptance from the City of Hamilton, the owners are proposing to sever a 1.83 acre parcel of land (0.7406 hectares).
- b) A new well has been drilled at the site and has been tested for water quality and quantity.

In order to complete this report we conducted the following assessments;

- 1) Nitrate Analysis for Minimum Lot Size Planning
- 2) Review of Physical Setting
- 3) Pumping test and water quality test at 394 Old Brock Road new water well TAG A382320 drilled on December 15, 2023.

1.0 Background Information

Figures 1 through 4 show the lands to be severed and the remaining lands.

The local topography of the area is shown on Figure 5. The site is relatively flat and has an elevation ranging from approximately 252 m AMSL at Old Brock Road to 249 m AMSL at Brock Road to the east.



The floor of the nearby quarry east of the site has an elevation of 236 m AMSL and southeast of the site, the land surface is steeply incised by a tributary of Spencer Creek. Spencer Creek is found at an elevation of approximately 210 m AMSL.

Although the site is in the northeastern extremity of the Norfolk Sand Plain, the physiographic feature at the site is a Till Moraine (Figure 6). The quaternary geology is mapped as lacustrine sand (Figure 7).

The bedrock is identified as the Guelph Formation, underlain by the Lockport formation (Figure 8).

1.1 Local Water Supply

The water supply in this area is mainly derived from the limestone aquifer. Well yields in local wells are reported to range from 11.4 L/min to 38 L/min. Table 1 provides details on water well records located within 500 metres of the proposed lands to be severed. Table 2 provides the stratigraphy of water well records located within 500 metres of the proposed lands to be severed. The well locations are shown on Figure 9.

The local water supply is exclusively obtained from the bedrock aquifer. For the water well records that are available, here are the details of the immediate neighbour's wells.

Table 3: Summary of Nearby Well Information

Address	Record Number	Details	Available Water in the Well (m)
431 Old Brock Road	6805890	Total depth of 12.1 metres. Bedrock at 8.2 metres	6.4
423 Old Brock Road	6805943	Total Depth of 20.4 metres, bedrock at 7.3 metres.	13.4
417 Old Brock Road	6808333	Total depth of 13.4 metres. Rock at 6.1 metres	7.3'
430 Old Brock Road		Total Depth of 25 metres	14

The bedrock is the only aquifer in this area. In general wells are drilled to a shallow depth.

2.0 Installation of Water Well at 394 Old Brock Road

On December 15, 2023 a water well with TAG A382320 was completed by WRC Purifying Ltd. on the proposed lands to be severed at 394 Old Brock Road. The well location is shown on Figure 4 and the well record is provided in Appendix B.



The well was drilled to a depth of 27.74 metres obtaining water from the limestone aquifer. Top of bedrock occurs at 5.49 metres. The overburden from ground surface to 5.49 metres is described on the well record as clay.

The well installation consists of a 152mm inside diameter steel casing from 0.88 metres above ground surface to 6.10 metres below ground surface. From 6.10 metres to 27.74 metres it is a 152mm diameter open hole.

The initial pumping test completed by the drillers found that at a pumping rate of 1.58 L/s (25 US gallons per minute) the water level fell by only 2.4 metres.

2.1 Pumping Test for Quantity 394 Old Brock Road

On February 8, 2024 Harden Environmental Services Ltd. conducted a six hour pumping test on water well A382320. Initial measurements are shown in Table 4.

Table 4: Measurements Obtained February 8, 2024 Well A382320

Static Water Level	18.19 mbct (17.07 mbgs)
Stick-up	0.88 m
Easting (NAD83 Zone 17)	581411
Northing (NAD83 Zone 17)	4793281
Pumping Rate	18 Liters Per Minute
Test Duration	6 hours
Total Drawdown	0.35 metres

Permission was not granted to monitor water levels in the nearest private well at 430 Old Brock Road. However, given the very modest total drawdown of 0.35 metres, there is no possibility of off-site impact to any private well as seen by the availability of water shown for the nearby wells in Table 3.

The pumping rate was set at 18 liters per minute (LPM) using a graduated pail and stopwatch to measure the yield. Pumping of the well occurred from 9:29:30am to 3:29:30pm with the yield being checked on an hourly basis.

The pumping drawdown curve and recovery is shown on Figure 10. A total of 6,480 liters were removed from the well. Total drawdown was 0.35 metres. The well achieved 50% water level recovery thirty seconds after pump stoppage and is capable of providing enough water for domestic purposes.

2.2 Water Quality Testing 394 Old Brock Road

A water sample was obtained February 8, 2024 from well A382320 after 5.5 hours of pumping at 18 LPM. The sample bottles were labelled "W1".



Required parameters included those shown in Appendix C on all parameters in Tables 1, 2, 4 and for Radiological Parameters only Gross Alpha and Gross Beta.

Water quality results are provided in Appendix C. All parameters tested were below the Ontario Drinking Water Standards Maximum Acceptable Concentration (MAC) with the exception of those listed below.

Total Coliforms	Result was 1 CFU/100mL	MAC is 0 CFU/100mL
Total Sodium*	Result was 338 mg/L	MAC is 20 mg/L

**The local Medical Officer of Health should be notified when the sodium concentration exceeds 20 mg/L, so that this information may be passed on to local physicians. The aesthetic objective for sodium in drinking water is 200 mg/L at which it can be detected by a salty taste. Sodium is not toxic. (Technical Support Document for Ontario Drinking Water Standards, Objectives and Guidelines, June 2003, Revised June 2006)*

All parameters tested were below the Ontario Drinking Water Standards Aesthetic Objectives (AO) and Operational Guidelines (OG) with the exception of those listed below.

Total Dissolved Solids	Result was 1110 mg/L	AO is 500 mg/L
Chloride	Result was 441 mg/L	AO is 250 mg/L
Hardness (as CaCO ₃)	Result was 408 mg/L	OG is 80-100 mg/L

A reverse osmosis water treatment unit is recommended for the drinking water tap in the proposed residence.

3.0 Public Works Department: Source Protection Planning

Our evaluation of the rate of infiltration is as follows;

Desktop Infiltration Rate Estimation

A desktop study found that the infiltration rate used by the Tier 2 groundwater model for the area around 394 Old Brock Road was between 0.100 and 0.150 metres per year. This infiltration rate was assigned by the Tier 2 study for the Till Moraine physiographic region.

The Infiltration Factor found in the MOEE Hydrogeological Technical Information Requirements for Land Development Applications (April 1995) is calculated to be 0.5 based on Flat Land (0.3) plus Tight Soils (0.1) plus Cultivated Lands (0.1). The precipitation for the site is estimated to be 860 mm/year (Environment Canada, climatic normal for Millgrove, Ontario, 1981-2010).



A Thornthwaite and Mather water budget (Table 5, following the text) has been prepared for climate normal data obtained for the Millgrove site for the period 1981 to 2010. The total amount of annual precipitation is 860 mm/year. The Potential Evapotranspiration is estimated to be 606 mm/year and the Actual Evapotranspiration is estimated to be 568 mm/year based on a 100 mm holding capacity of the soil.

Given these values, the potential infiltration is estimated to be 146 mm/year.

3.1 Nitrate Impact Assessment

Using the rate of infiltration of 146 mm/year, a maximum lot size of 0.74 hectares is required to meet the maximum concentration of 10 mg/L of nitrate at the property boundary (Table 6). Only dilution from infiltration on the entire lot and effluent volume is used in the calculation.

Table 6: Minimum Lot Size with Nitrate Concentration of 40 mg/L in Effluent

Parameter	Value	Units
Area	0.74	Hectares
Infiltration Rate	0.146	m/year
Effluent Volume	1,000	L/day
Nitrate Concentration	40	mg/L
Total Infiltration	1,080,400	L/year
Total Effluent	365,000	L/year
Total Nitrogen Loading	14,600,000	mg/Year
Final Nitrate Concentration	10	mg/L

4.0 Summary

- 1) There is sufficient water quantity for a single-family dwelling on the proposed severance.
- 2) The water quality meets Ontario Drinking Water Quality Standards maximum acceptable concentrations with the exception of total coliforms and sodium. Aesthetic Objectives and Operational Guidelines are exceeded for chloride, hardness and total dissolved solids.

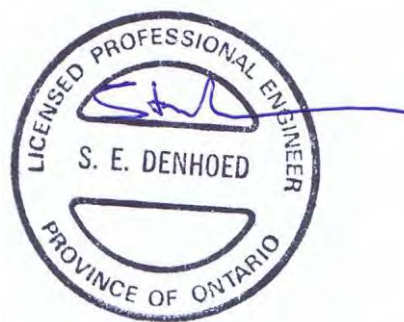


- 3) The nitrate concentration based on calculation methodology in *The City of Hamilton Guidelines for Hydrogeological Studies and Technical Standards for Private Services* will be less than 10 mg/L at the downgradient property boundary for a minimum lot size of 0.74 hectares.
- 4) Reverse osmosis treatment of drinking water is recommended to remove the sodium and chloride from the well water. We recommend shock chlorination of the well following pump installation to eliminate the coliform bacteria.

Sincerely,
Harden Environmental Services Ltd.

A handwritten signature in black ink, appearing to read 'S. Denhoed', written over a light blue rectangular background.

Stan Denhoed, M.Sc., P. Eng.
Senior Hydrogeologist



encl:

Table 5: Thornthwaite and Mather Water Budget
Figures 1-10
Appendix A: Correspondence
Appendix B: Water Well Record A382320
Appendix C: Water Quality Results

Table 1: Water Well Records Within 500m

Well ID	Date Completed	Depth (m)	Static Water Level (m)	Recommended Pump Depth (m)	Recommended Rate (LPM)	TAG	Final Status	Use 1	Use 2
6805882	1967-09-18	35.7	21.3	35.1	3.8		Water Supply	Domestic	
6805885	1950-05-02	12.2	6.1		11.4		Water Supply	Domestic	
6805886	1950-06-12	13.1	7.6				Water Supply	Domestic	
6805888	1952-06-06	10.7	3.7				Water Supply	Domestic	
6805889	1953-09-16	8.5	4.6				Water Supply	Domestic	
6805890	1954-03-10	12.2	5.8				Water Supply	Domestic	
6805891	1950-07-14	13.4	7.3				Water Supply	Domestic	
6805894	1955-04-15	14.3	7.0				Water Supply	Domestic	
6805895	1957-05-25	10.1	3.0				Water Supply	Domestic	
6805896	1957-07-17	10.1	3.4				Water Supply	Domestic	
6805897	1957-07-10	10.1	4.3				Water Supply	Domestic	
6805898	1957-10-30	19.8	6.1				Water Supply	Domestic	
6805899	1958-04-15	7.9	4.6				Water Supply	Domestic	
6805900	1958-06-26	21.3	6.4				Water Supply	Domestic	
6805901	1958-06-27	11.0	4.6				Water Supply	Domestic	
6805902	1958-07-17	13.1	7.0				Water Supply	Domestic	
6805903	1958-07-24	17.7	3.0				Water Supply	Domestic	
6805904	1958-08-28	18.3	6.1				Water Supply	Domestic	
6805905	1958-10-31	17.7	4.0				Water Supply	Domestic	
6805906	1958-12-04	12.2	6.1	6.1	18.9		Water Supply	Domestic	
6805907	1958-12-06	15.2	5.8				Abandoned-Supply	Not Used	
6805908	1958-12-09	15.8	5.8	12.2	3.8		Water Supply	Domestic	
6805909	1959-01-14	19.2	6.1	15.2	3.8		Water Supply	Domestic	
6805910	1959-01-22	10.4	6.1	6.7	18.9		Water Supply	Domestic	
6805911	1959-01-28	14.6	7.0	10.7	3.8		Water Supply	Domestic	
6805912	1959-02-13	21.9	7.6	21.9	3.8		Water Supply	Domestic	
6805913	1959-05-11	19.8	7.6	14.9	7.6		Water Supply	Domestic	
6805914	1959-09-17	12.2	6.1	6.1	3.8		Water Supply	Domestic	
6805916	1960-10-13	11.0	8.2	8.2	18.9		Water Supply	Domestic	
6805917	1961-03-17	19.5	7.6	15.2	3.8		Water Supply	Domestic	
6805921	1961-12-07	24.4	10.7	23.8			Water Supply	Domestic	
6805922	1962-01-25	18.3	7.0	15.2	18.9		Water Supply	Domestic	
6805923	1963-10-10	11.3	7.6	10.4	11.4		Water Supply	Domestic	
6805924	1963-12-20	19.2	12.8	18.9	11.4		Water Supply	Domestic	
6805925	1964-01-10	26.2	7.6	25.3	7.6		Water Supply	Domestic	
6805926	1964-02-07	19.8	7.6	19.2	3.8		Water Supply	Domestic	

Table 1: Water Well Records Within 500m

Well ID	Date Completed	Depth (m)	Static Water Level (m)	Recommended Pump Depth (m)	Recommended Rate (LPM)	TAG	Final Status	Use 1	Use 2
6805928	1964-07-21	19.8	9.1	19.2	189.3		Water Supply	Domestic	
6805929	1964-07-22	24.4	10.7	23.8	3.8		Water Supply	Domestic	
6805930	1964-08-14	18.6	6.4	18.0	18.9		Water Supply	Domestic	
6805934	1966-12-06	25.6	9.1	24.4	3.8		Water Supply	Domestic	
6805936	1967-04-04	18.3	12.2	16.8	15.1		Water Supply	Domestic	
6805940	1967-08-04	27.4	10.7	26.8	3.8		Water Supply	Domestic	
6805942	1967-12-16	22.9	7.3	21.9	75.7		Water Supply	Public	
6805943	1967-10-20	20.4	7.0	19.8	18.9		Water Supply	Domestic	
6805947	1953-05-15	17.1	7.3				Water Supply	Domestic	
6805954	1958-12-09	13.7	4.6				Water Supply	Domestic	
6805955	1959-06-08	11.9	4.6	7.6	7.6		Water Supply	Domestic	
6805959	1962-05-26	10.1	3.7	9.1	7.6		Water Supply	Domestic	
6805960	1962-05-29	11.9	4.3	10.7	18.9		Water Supply	Domestic	
6805961	1962-05-31	8.5	3.7	7.3	18.9		Water Supply	Domestic	
6805962	1962-06-13	11.9	5.5	10.7	18.9		Water Supply	Domestic	
6805963	1963-10-31	24.1	10.4	22.3	15.1		Water Supply	Domestic	
6805964	1963-10-31	12.8	5.5	12.2	11.4		Water Supply	Domestic	
6806797	1968-03-16	27.4	18.3	25.9	18.9		Water Supply	Domestic	
6807346	1969-10-30	13.7	6.1	12.5	15.1		Water Supply	Domestic	
6808097	1972-01-10	25.0	12.2	24.4	3.8		Water Supply	Domestic	
6808333	1972-07-03	13.4	6.1	12.5	11.4		Water Supply	Domestic	
6808641	1973-10-19	5.8	3.4	5.5	37.9		Water Supply	Commerical	Domestic
6809009	1974-09-05	11.0	4.6	9.1	18.9		Water Supply	Domestic	
6809932	1979-04-24	7.3	3.7		49.2		Water Supply	Commerical	
6810180	1980-11-24	22.6	19.2	21.9	30.3		Water Supply	Commerical	Domestic
6811022	1986-07-15	6.1	3.0	5.5	37.9		Water Supply	Industrial	
6811186	1987-04-01	29.0	19.8	28.3	37.9		Water Supply	Domestic	
6811582	1989-01-03	22.9	12.8	21.3	37.9		Water Supply	Commerical	
6811875	1989-07-10	12.2	5.5	11.0	18.9		Water Supply	Domestic	Livestock
6811876	1989-07-20	7.6	3.0	5.2	18.9		Water Supply	Domestic	Livestock
6812442	1994-03-17	25.0	7.9	23.5	7.6		Water Supply	Domestic	
6813356	2000-07-13	18.3	4.6	15.2	37.9		Water Supply	Irrigation	
6813386	2000-10-05	16.8	9.8				Water Supply	Domestic	
6813452	2000-11-06	37.8	13.7	33.5	26.5		Water Supply	Public	
6813550	2000-12-27	22.9	9.1	21.3	7.6		Water Supply	Domestic	
6813663	2002-04-10	22.9	10.7	21.3	56.8		Water Supply	Domestic	

Table 1: Water Well Records Within 500m

Well ID	Date Completed	Depth (m)	Static Water Level (m)	Recommended Pump Depth (m)	Recommended Rate (LPM)	TAG	Final Status	Use 1	Use 2
6813664	2002-07-24	22.9	14.6	21.3	30.3		Water Supply	Domestic	
6813710	2002-09-01	25.6					Not A Well	Not Used	
6813711	2002-09-03	22.9	10.7				Water Supply	Domestic	
6813805	2003-02-11	29.9	17.7				Water Supply	Domestic	
6813831	2003-04-15	25.9	14.9	24.4	22.7		Water Supply	Domestic	
6813924	2003-08-20	14.3	6.7	13.7	56.8		Water Supply	Domestic	
6814005	2004-04-08	27.5	14.9	27.0	25.0	A008242	Water Supply	Domestic	
6814031	2004-04-16	28.0	14.0	16.5	45.0	A008244	Water Supply	Domestic	
6814270	2005-07-28	24.4	12.8	23.0	18.2	A022053	Water Supply		
6814327	2005-08-23	18.3	3.7			A022079	Water Supply	Domestic	
6814348	2005-09-27	22.9	5.0	21.5	54.5	A021997	Water Supply	Domestic	
6814349	2005-09-28	22.9	17.3	21.0	68.2	A021998	Water Supply	Domestic	
7040674	2006-12-11	10.4				A052567	Observation Wells		
7044115	2007-04-30		4.9	8.5	20.0	A021958	Water Supply	Domestic	
7105914	2008-01-07	22.9	6.4	21.0	13.6	A064560	Water Supply	Domestic	
7121255	2009-01-30	6.9		5.8	30.3	A081457	Water Supply	Public	
7131165	2009-09-18	23.2	14.3	22.5	13.6	A082118	Water Supply	Domestic	
7131451	2009-09-10	38.4	16.6	37.5	40.9	A082116	Water Supply	Domestic	
7134803	2009-08-24	25.0	18.6	22.9	26.5	A081716	Water Supply	Domestic	
7273848	2016-08-30					A162454	Observation Wells	Monitoring	
7307695	2017-02-09		17.6	35.0	18.0	A201338	Test Hole	Test Hole	
7333191	2018-12-11		6.4	9.1	15.1	A256282	Water Supply	Domestic	
7361224	2018-07-17					A238560	Water Supply		
7385570	2021-04-14					A310990			
7395989	2021-08-04					A316763			

Table 2: Stratigraphy of Water Well Records Within 500m

Well ID	Thickness (m)	Colour	Material 1	Material 2	Material 3	Depth (m)
6805882	6.10	BROWN	CLAY	MEDIUM SAND		6.10
6805882	8.53	BLUE	CLAY			14.63
6805882	21.03		LIMESTONE			35.66
6805883	0.91	BROWN	CLAY			0.91
6805883	5.18	BROWN	CLAY	MEDIUM SAND		6.10
6805883	3.96	BLUE	CLAY			10.06
6805883	19.51		LIMESTONE			29.57
6805885	4.57		TOPSOIL	MEDIUM SAND		4.57
6805885	7.62		LIMESTONE			12.19
6805886	3.05		MEDIUM SAND	CLAY		3.05
6805886	4.57	BLUE	CLAY	MEDIUM SAND	GRAVEL	7.62
6805886	5.49	GREY	LIMESTONE			13.11
6805888	5.18		GRAVEL	MEDIUM SAND		5.18
6805888	5.49		LIMESTONE			10.67
6805889	6.10		MEDIUM SAND			6.10
6805889	2.44		LIMESTONE			8.53
6805890	3.66		CLAY	MEDIUM SAND		3.66
6805890	4.57		MEDIUM SAND			8.23
6805890	3.96		LIMESTONE			12.19
6805891	3.05		CLAY	MEDIUM SAND		3.05
6805891	4.57	BLUE	CLAY	MEDIUM SAND	GRAVEL	7.62
6805891	5.79	BLUE	LIMESTONE			13.41
6805892	0.61		TOPSOIL			0.61
6805892	4.88		MEDIUM SAND			5.49
6805892	2.44		LIMESTONE			7.92
6805894	6.71		TOPSOIL	MEDIUM SAND		6.71
6805894	2.13		COARSE SAND			8.84
6805894	5.49		LIMESTONE			14.33
6805895	7.01		TOPSOIL	MEDIUM SAND		7.01
6805895	3.05		LIMESTONE			10.06
6805896	7.01		TOPSOIL	MEDIUM SAND		7.01
6805896	3.05		LIMESTONE			10.06
6805897	3.35	BROWN	TOPSOIL	MEDIUM SAND		3.35
6805897	2.13	BLUE	CLAY			5.49
6805897	2.44		LIMESTONE			7.92
6805897	2.13	GREY	LIMESTONE			10.06
6805898	7.01		CLAY	MEDIUM SAND		7.01
6805898	12.80	GREY	LIMESTONE			19.81
6805899	1.22		TOPSOIL			1.22
6805899	5.49		TOPSOIL	MEDIUM SAND		6.71
6805899	1.22		LIMESTONE			7.92
6805900	0.91	YELLOW	TOPSOIL	MEDIUM SAND		0.91
6805900	3.96	BROWN	TOPSOIL	MEDIUM SAND		4.88
6805900	3.66	GREY	CLAY			8.53
6805900	12.80	GREY	LIMESTONE			21.34
6805901	1.22		TOPSOIL			1.22
6805901	6.40		CLAY	MEDIUM SAND		7.62
6805901	3.35		LIMESTONE			10.97
6805902	1.22	YELLOW	TOPSOIL	MEDIUM SAND		1.22
6805902	6.10	BROWN	TOPSOIL	MEDIUM SAND		7.32
6805902	1.22	GREY	CLAY			8.53
6805902	4.57		LIMESTONE			13.11
6805903	7.62		CLAY			7.62

Table 2: Stratigraphy of Water Well Records Within 500m

Well ID	Thickness (m)	Colour	Material 1	Material 2	Material 3	Depth (m)
6805903	10.06		LIMESTONE			17.68
6805904	7.32		CLAY	MEDIUM SAND		7.32
6805904	10.97	GREY	LIMESTONE			18.29
6805905	8.23		TOPSOIL	CLAY		8.23
6805905	9.45		LIMESTONE			17.68
6805906	8.84	BROWN	TOPSOIL	MEDIUM SAND		8.84
6805906	3.35	GREY	LIMESTONE			12.19
6805907	5.49	BROWN	TOPSOIL	MEDIUM SAND		5.49
6805907	3.05	GREY	CLAY	GRAVEL		8.53
6805907	6.71	GREY	LIMESTONE			15.24
6805908	8.53	BROWN	TOPSOIL	MEDIUM SAND		8.53
6805908	7.32	GREY	LIMESTONE			15.85
6805909	0.91	RED	TOPSOIL	MEDIUM SAND		0.91
6805909	4.27	BROWN	TOPSOIL	MEDIUM SAND	GRAVEL	5.18
6805909	2.44	GREY	CLAY			7.62
6805909	11.58	GREY	LIMESTONE			19.20
6805910	6.10	BROWN	TOPSOIL	MEDIUM SAND		6.10
6805910	2.44	BROWN	CLAY	MEDIUM SAND	GRAVEL	8.53
6805910	1.83	GREY	LIMESTONE			10.36
6805911	3.35	BROWN	TOPSOIL	MEDIUM SAND		3.35
6805911	2.74	GREY	CLAY	GRAVEL		6.10
6805911	2.13	GREY	CLAY			8.23
6805911	6.40	GREY	LIMESTONE			14.63
6805912	1.22		TOPSOIL			1.22
6805912	7.32		TOPSOIL	MEDIUM SAND		8.53
6805912	13.41		LIMESTONE			21.95
6805913	1.83		TOPSOIL			1.83
6805913	5.49	RED	SHALE			7.32
6805913	12.50		LIMESTONE			19.81
6805914	1.22		TOPSOIL			1.22
6805914	7.32	BLUE	CLAY			8.53
6805914	3.66		LIMESTONE			12.19
6805915	10.97		CLAY			10.97
6805915	13.41		LIMESTONE			24.38
6805916	8.84	BROWN	TOPSOIL	MEDIUM SAND		8.84
6805916	2.13	GREY	LIMESTONE			10.97
6805917	3.66	BROWN	TOPSOIL	MEDIUM SAND		3.66
6805917	3.05	GREY	CLAY			6.71
6805917	12.80	GREY	LIMESTONE			19.51
6805921	1.22	BROWN	CLAY			1.22
6805921	7.32	BLUE	CLAY			8.53
6805921	15.85		LIMESTONE			24.38
6805922	8.23		PREVIOUSLY DUG			8.23
6805922	10.06	GREY	LIMESTONE			18.29
6805923	2.13	BROWN	CLAY			2.13
6805923	5.49		CLAY	MEDIUM SAND		7.62
6805923	3.66		LIMESTONE			11.28
6805924	13.72		PREV. DRILLED			13.72
6805924	5.49	GREY	LIMESTONE			19.20
6805925	10.06		PREV. DRILLED			10.06
6805925	16.15	GREY	LIMESTONE			26.21
6805926	5.79	BROWN	CLAY	MEDIUM SAND		5.79
6805926	14.02		LIMESTONE			19.81

Table 2: Stratigraphy of Water Well Records Within 500m

Well ID	Thickness (m)	Colour	Material 1	Material 2	Material 3	Depth (m)
6805928	4.57	BROWN	CLAY			4.57
6805928	3.05	BLUE	CLAY			7.62
6805928	12.19		LIMESTONE			19.81
6805929	4.88	BROWN	CLAY			4.88
6805929	5.79	BLUE	CLAY			10.67
6805929	13.72		LIMESTONE			24.38
6805930	7.01	BROWN	MEDIUM SAND			7.01
6805930	11.58	BROWN	LIMESTONE			18.59
6805932	4.57	BROWN	CLAY			4.57
6805932	6.71	BLUE	CLAY			11.28
6805932	17.37		LIMESTONE			28.65
6805933	4.57	BROWN	CLAY			4.57
6805933	8.84	BLUE	CLAY			13.41
6805933	15.85		LIMESTONE			29.26
6805934	1.83	BROWN	CLAY			1.83
6805934	5.49	BROWN	CLAY	MEDIUM SAND		7.32
6805934	18.29		LIMESTONE			25.60
6805936	6.10	BROWN	CLAY	STONES		6.10
6805936	7.62	BLUE	CLAY	STONES		13.72
6805936	4.57		LIMESTONE			18.29
6805937	3.05	BROWN	CLAY			3.05
6805937	4.88	BLUE	CLAY			7.92
6805937	19.51		LIMESTONE			27.43
6805938	3.05	BROWN	CLAY	MEDIUM SAND		3.05
6805938	5.18	BLUE	CLAY			8.23
6805938	19.20		LIMESTONE			27.43
6805940	3.05	BROWN	CLAY			3.05
6805940	7.62	BLUE	CLAY			10.67
6805940	16.76		LIMESTONE			27.43
6805941	6.10	BROWN	CLAY	MEDIUM SAND		6.10
6805941	2.13	BLUE	CLAY			8.23
6805941	19.20		LIMESTONE			27.43
6805942	0.91	BROWN	CLAY			0.91
6805942	5.18	BROWN	CLAY	MEDIUM SAND		6.10
6805942	16.76		LIMESTONE			22.86
6805943	7.32		CLAY	MEDIUM SAND		7.32
6805943	13.11		LIMESTONE			20.42
6805947	12.19		CLAY	GRAVEL		12.19
6805947	1.83		MEDIUM SAND	GRAVEL		14.02
6805947	3.05		LIMESTONE			17.07
6805954	4.57		PREVIOUSLY DUG			4.57
6805954	2.13		CLAY	MEDIUM SAND	GRAVEL	6.71
6805954	7.01		LIMESTONE			13.72
6805955	5.49	BROWN	TOPSOIL	MEDIUM SAND		5.49
6805955	1.22	GREY	CLAY			6.71
6805955	5.18	GREY	LIMESTONE			11.89
6805958	2.74	BROWN	TOPSOIL	MEDIUM SAND		2.74
6805958	7.32		MEDIUM SAND	GRAVEL	CLAY	10.06
6805958	9.45	GREY	LIMESTONE			19.51
6805959	4.88		PREVIOUSLY DUG			4.88
6805959	2.44	RED	MEDIUM SAND	GRAVEL		7.32
6805959	2.74	GREY	LIMESTONE			10.06
6805960	5.49		PREVIOUSLY DUG			5.49

Table 2: Stratigraphy of Water Well Records Within 500m

Well ID	Thickness (m)	Colour	Material 1	Material 2	Material 3	Depth (m)
6805960	1.52	RED	TOPSOIL	MEDIUM SAND	GRAVEL	7.01
6805960	4.88	GREY	LIMESTONE			11.89
6805961	5.49	RED	TOPSOIL	MEDIUM SAND		5.49
6805961	1.22	RED	MEDIUM SAND	GRAVEL		6.71
6805961	1.83	GREY	LIMESTONE			8.53
6805962	6.40		PREVIOUSLY DUG			6.40
6805962	2.13	BROWN	TOPSOIL	MEDIUM SAND		8.53
6805962	3.35	GREY	LIMESTONE			11.89
6805963	4.27	BROWN	TOPSOIL	MEDIUM SAND		4.27
6805963	0.91	GREY	CLAY	GRAVEL		5.18
6805963	18.90	GREY	LIMESTONE			24.08
6805964	0.30		TOPSOIL			0.30
6805964	2.44		TOPSOIL	MEDIUM SAND		2.74
6805964	5.79		MEDIUM SAND			8.53
6805964	4.27		LIMESTONE			12.80
6805973	1.22	BROWN	CLAY			1.22
6805973	6.40	BROWN	CLAY	MEDIUM SAND		7.62
6805973	10.67		LIMESTONE			18.29
6805997	3.05		CLAY			3.05
6805997	7.62		MEDIUM SAND	CLAY		10.67
6805997	9.75		LIMESTONE			20.42
6806012	3.05	BROWN	CLAY			3.05
6806012	13.11		COARSE SAND			16.15
6806012	10.06	GREY	LIMESTONE			26.21
6806797	4.57		CLAY	GRAVEL		4.57
6806797	3.66		CLAY			8.23
6806797	19.20		LIMESTONE			27.43
6807146	5.49	BROWN	CLAY			5.49
6807146	4.27	BLUE	CLAY			9.75
6807146	19.51		LIMESTONE			29.26
6807346	5.49	BROWN	MEDIUM SAND			5.49
6807346	4.27	BROWN	MEDIUM SAND	GRAVEL	STONES	9.75
6807346	3.96	GREY	LIMESTONE			13.72
6808097	8.53	BROWN	CLAY			8.53
6808097	16.46		LIMESTONE			24.99
6808101	0.30		TOPSOIL			0.30
6808101	3.05	BROWN	CLAY	BOULDERS		3.35
6808101	1.22	GREY	ROCK			4.57
6808101	14.02	BROWN	ROCK			18.59
6808102	0.30	BROWN	TOPSOIL			0.30
6808102	12.80	BROWN	CLAY	GRAVEL		13.11
6808102	17.98	BROWN	ROCK			31.09
6808102	10.67	GREY	ROCK			41.76
6808102	0.61	BLUE	SHALE			42.37
6808333	1.22		TOPSOIL			1.22
6808333	4.88	BROWN	CLAY	SAND		6.10
6808333	7.32	GREY	LIMESTONE			13.41
6808641	5.79	GREY	LIMESTONE			5.79
6809009	10.36	BROWN	CLAY	SAND	STONES	10.36
6809009	0.61	GREY	LIMESTONE	HARD		10.97
6809514	9.14	GREY	LIMESTONE			9.14
6809932	1.22	GREY	GRAVEL	FILL	LOOSE	1.22
6809932	6.10	GREY	LIMESTONE	HARD		7.32

Table 2: Stratigraphy of Water Well Records Within 500m

Well ID	Thickness (m)	Colour	Material 1	Material 2	Material 3	Depth (m)
6810180	3.35	BROWN	CLAY	LOOSE		3.35
6810180	19.20	GREY	LIMESTONE	HARD		22.56
6811022	6.10	GREY	LIMESTONE	HARD		6.10
6811186	3.05	BROWN	SAND	LOOSE		3.05
6811186	2.13	BROWN	SAND	FINE GRAVEL	LOOSE	5.18
6811186	0.61	BROWN	SAND	GRAVEL	LOOSE	5.79
6811186	23.16	GREY	LIMESTONE	HARD		28.96
6811582	3.66	BROWN	CLAY	SANDY	LOOSE	3.66
6811582	19.20	GREY	LIMESTONE	HARD		22.86
6811875	7.32	BROWN	CLAY	SAND	SANDY	7.32
6811875	4.88	GREY	SAND	ROCK	SHALE	12.19
6811876	4.57	BROWN	TOPSOIL	SAND	SANDY	4.57
6811876	3.05	GREY	ROCK	HARD		7.62
6812442	3.96	BROWN	CLAY	SAND	LOOSE	3.96
6812442	3.35	GREY	CLAY			7.32
6812442	16.46	GREY	LIMESTONE	HARD		23.77
6812442	1.22	BLACK	ROCK	HARD		24.99
6813356	1.22		CLAY	GRAVEL		1.22
6813356	17.07	GREY	LIMESTONE			18.29
6813386	3.66	BROWN	CLAY	SANDY	LOOSE	3.66
6813386	3.05	BROWN	SAND	LOOSE		6.71
6813386	4.88	BROWN	CLAY	SANDY	LOOSE	11.58
6813386	5.18	BROWN	LIMESTONE	HARD		16.76
6813452	7.01	BROWN	CLAY			7.01
6813452	1.22	BROWN	SAND	STONES		8.23
6813452	10.97	BROWN	LIMESTONE			19.20
6813452	18.59	GREY	LIMESTONE	LAYERED		37.80
6813498	24.38	GREY	LIMESTONE	HARD		24.38
6813533	8.84	BROWN	TILL	CLAY	SILTY	8.84
6813533	0.61		BOULDERS			9.45
6813533	0.30		GRAVEL			9.75
6813533	21.64		DOLOMITE			31.39
6813550	7.01	BROWN	CLAY	SILT		7.01
6813550	15.85	GREY	LIMESTONE			22.86
6813663	7.62	BROWN	CLAY	STONES		7.62
6813663	8.23	GREY	GRAVEL	CLAY		15.85
6813663	7.01	GREY	LIMESTONE			22.86
6813664	13.72	BROWN	CLAY	SILT		13.72
6813664	2.74	GREY	GRAVEL	CLAY		16.46
6813664	6.40	GREY	LIMESTONE			22.86
6813710	5.49	BROWN	SAND	GRAVEL	CLAY	5.49
6813710	9.14	BROWN	CLAY	SANDY		14.63
6813710	10.97	GREY	LIMESTONE			25.60
6813711	5.49	BROWN	SAND	GRAVEL		5.49
6813711	6.71	BROWN	CLAY	SANDY		12.19
6813711	10.67	GREY	LIMESTONE			22.86
6813805	3.05	RED	CLAY			3.05
6813805	3.66	BROWN	SAND			6.71
6813805	12.19	BROWN	CLAY	STONES		18.90
6813805	10.97	BROWN	LIMESTONE	DARK-COLOURED		29.87
6813831	12.19	BROWN	CLAY	SILT		12.19
6813831	7.62	GREY	CLAY			19.81
6813831	6.10	GREY	LIMESTONE			25.91

Table 2: Stratigraphy of Water Well Records Within 500m

Well ID	Thickness (m)	Colour	Material 1	Material 2	Material 3	Depth (m)
6813924	5.49	BROWN	CLAY	SILT		5.49
6813924	6.71	GREY	SAND	GRAVEL	SILT	12.19
6813924	2.13	BROWN	LIMESTONE			14.33
6814005	18.60	BROWN	CLAY	STONES	GRAVEL	18.60
6814005	8.90	GREY	LIMESTONE			27.50
6814031	18.30	BROWN	CLAY	STONES	GRAVEL	18.30
6814031	9.70	GREY	LIMESTONE			28.00
6814270	2.74	BROWN	CLAY			2.74
6814270	21.64	GREY	LIMESTONE			24.38
6814327	4.26	BROWN	SAND			4.26
6814327	1.22	BROWN	GRAVEL	SAND		5.48
6814327	12.80	GREY	LIMESTONE			18.28
6814348	10.97	BROWN	CLAY	SANDY		10.97
6814348	2.74	BROWN	GRAVEL	SAND		13.71
6814348	9.15	GREY	LIMESTONE			22.86
6814349	14.63	BROWN	CLAY	SANDY		14.63
6814349	2.13	BROWN	SAND	GRAVEL		16.76
6814349	6.10	GREY	LIMESTONE			22.86
7040674	4.57	BROWN	SILT			4.57
7040674	2.74	GREY	CLAY			7.32
7040674	3.05	GREY	LIMESTONE			10.36
7043874	3.65	BROWN	CLAY	SANDY		3.65
7043874	3.97	BROWN	CLAY	SANDY	STONES	7.62
7043874	0.91	BROWN	GRAVEL	SAND		8.53
7043874	1.83	GREY	LIMESTONE			10.36
7043874	1.83	GREY	LIMESTONE			12.19
7105914	3.65	BROWN	CLAY	SANDY		3.65
7105914	19.21	GREY	LIMESTONE			22.86
7121255	0.30	BROWN	TOPSOIL			0.30
7121255	0.91	BROWN	SAND			1.22
7121255	2.44	BROWN	SAND			3.66
7121255	3.20	BROWN	COARSE SAND			6.86
7131165	7.01	BROWN	CLAY			7.01
7131165	16.15	GREY	LIMESTONE			23.16
7131451	12.80	BROWN	CLAY		SANDY	12.80
7131451	3.04	GREY	CLAY			15.84
7131451	22.56	GREY	LIMESTONE			38.40
7131452	9.44	BROWN	CLAY		SANDY	9.44
7131452	5.19	GREY	CLAY			14.63
7131452	22.55	GREY	LIMESTONE			37.18
7134803	4.57	BROWN	CLAY	GRAVEL		4.57
7134803	20.42	GREY	LIMESTONE			24.99
7153247	12.19	BROWN	SAND	CLAY		12.19
7153247	2.59	GREY	SAND	CLAY		14.78
7153247	21.79	GREY	LIMESTONE			36.57
7270229						
7273847	9.20		OVERBURDEN			9.20
7273847	6.45		ROCK			15.65
7273848						
7276723	1.52	GREY	GRAVEL	SAND		1.52
7276723	1.52	BROWN	SAND	SILT	LOOSE	3.05
7276723	0.30	BROWN	SAND	GRAVEL	HARD	3.35
7276723	0.30	GREY	BOULDERS		HARD	3.66

Table 2: Stratigraphy of Water Well Records Within 500m

Well ID	Thickness (m)	Colour	Material 1	Material 2	Material 3	Depth (m)
7276723	2.44	GREY	BOULDERS		HARD	6.10
7276723	1.22	BROWN	SAND	GRAVEL	LOOSE	7.32
7276723			ROCK			
7307695						
7361224						

Table 6: Thornthwaite and Mather Components - Millgrove 1981-2010

Based on Thornthwaite's Soil Moisture Balance Approach with a Soil Moisture Retention of 100 mm
Climate data from Brantford Millgrove Climate Station (1981 - 2010)

POTENTIAL EVAPOTRANSPIRATION CALCULATIONS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
Average Temperature (Degree C) ¹	-5.5	-4.6	0	6.8	12.9	18.2	20.8	20.0	15.9	9.4	3.4	-2.4	7.9
Precipitation (P) ¹	34	35	46	77	94	85	95	82	97	82	90	44	860
Heat index: $i = (t/5)^{1.514}$	0.00	0.00	0	1.59	4.20	7.07	8.66	8.16	5.76	2.60	0.56	0.00	38.6
Adjusting Factor for U (Latitude 43 N)	0.81	0.82	1.02	1.12	1.26	1.28	1.29	1.2	1.04	0.95	0.81	0.77	
Unadjusted Daily Potential Evapotranspiration U (mm)	0	0	0	30	61	89	103	98	76	43	14	0	
Adjusted Potential Evapotranspiration PET (mm)	0	0	0	33	76	114	133	118	79	41	11	0	606
P - PET	34	35	46	43	18	-28	-38	-37	17	42	79	44	254
APWL	0	0	0	0	0	-28	-66	-103	0	0	0	0	
Soil Moisture Storage max 100 mm	134	135	146	100	100	75	51	35	52	94	100	144	
Soil Moisture Deficit max 100 mm	0	0	0	0	0	3	14	21	0	0	0	0	
Change in Soil Moisture Storage	0	0	0	0	0	-25	-24	-16	17	42	6		
Actual Evapotranspiration (AET) (mm)	0	0	0	33	76	110	119	98	79	41	11	0	568
Surplus Water (P-AET) (mm) - for infiltration or runoff	34	35	46	43	18	0	0	0	0	0	73	44	292
Potential Infiltration (based on MOE methodology*; independent of temperature)	17	18	23	22	9	0	0	0	0	0	36	22	146
Potential Direct Surface Water Runoff (independent of temperature)	17	18	23	22	9	0	0	0	0	0	36	22	146
IMPERVIOUS COMPONENTS - WATER SURPLUS (RUNOFF AND EVAPORATION)													
Precipitation (P) (mm)	34	35	46	77	94	85	95	82	97	82	90	44	860
Potential Evaporation (PE); Assume 15% (mm)	5	5	7	11	14	13	14	12	15	12	13	7	129
Potential Surface Water Runoff (P-PE) (mm)	29	30	39	65	80	72	81	69	82	70	76	37	731

Assume January storage is 100% of Soil Moisture Storage

Soil Moisture Storage ³ - shallow rooted crops clay loam 100 mm

MOE SWM infiltration calculations ⁴

topography - flat	0.3
soils -tight	0.1
cover - cultivated land	0.1
Infiltration factor	0.5

Latitude of site (or climate station) 43 ° N

Notes:

1. Environment Canada Climate Normals (Millgrove Climate Station 1981-2010)
2. Lorente, J.M. 1961. Pg. 206 "Adjusting Factors for U".
3. MOE SWMPDM. 2003. Table 3.1 "Water Holding Capacity" values.
4. MOE SWMPDM. 2003. Table 3.1 "Infiltration Factors" values.





Project No: 2317
Date: Mar 2024
Drawn By: AR

Hydrogeological Assessment
 Proposed Severance, 394 Old Brock Road
 City of Hamilton
 WEST FLAMBOROUGH LOT 9 CON 2

Figure 1: Location of Subject Lands

Source: MECP




Project No: 2317
Date: Mar 2024
Drawn By: AR

Hydrogeological Assessment
 Proposed Severance, 394 Old Brock Road
 City of Hamilton
 WEST FLAMBOROUGH LOT 9 CON 2


Figure 2: Lots and Concessions

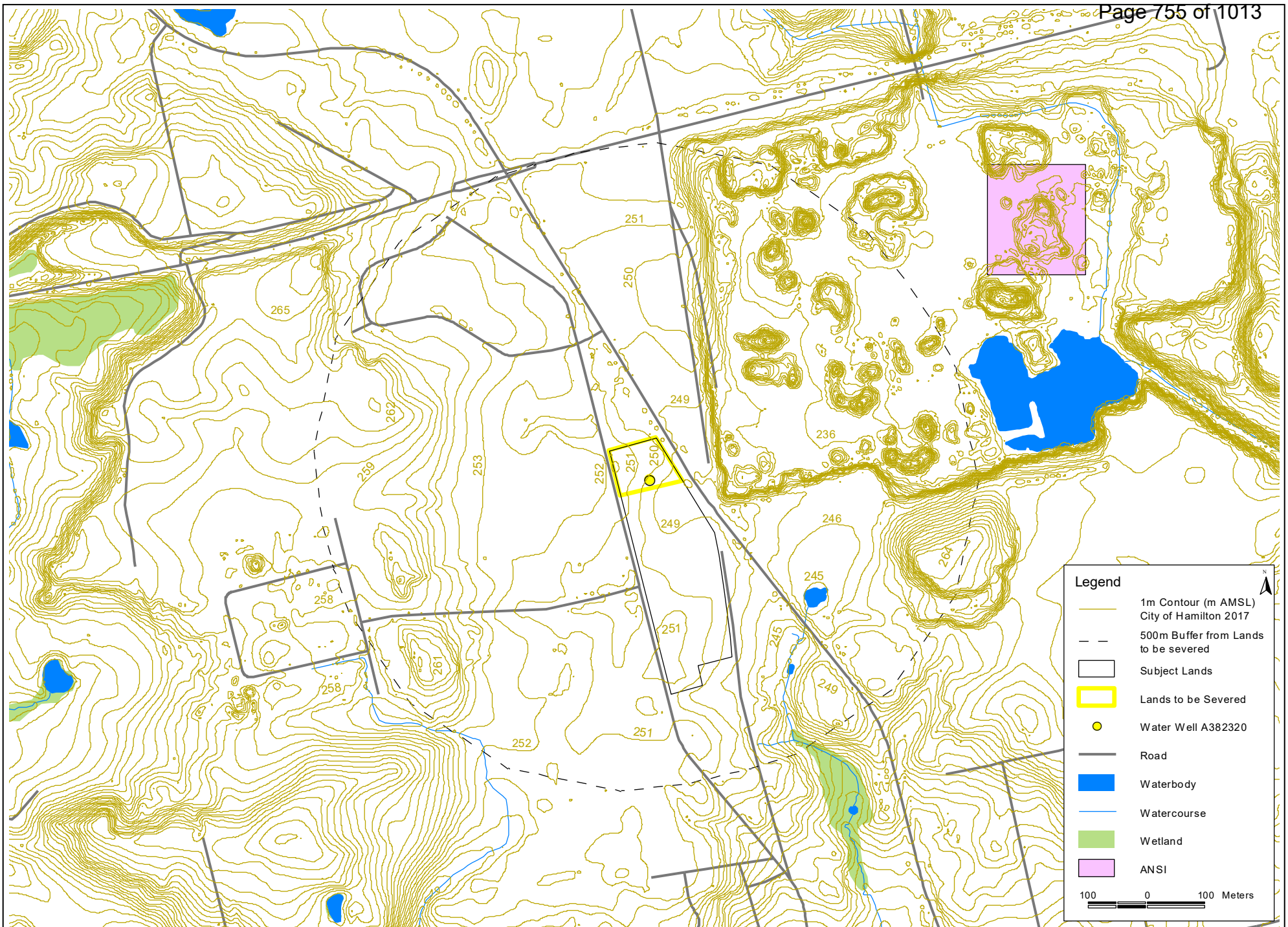
Source: MNRF



	Project No: 2317	Hydrogeological Assessment Proposed Severance, 394 Old Brock Road	Figure 3: Civic Addresses
	Date: Mar 2024		
	Drawn By: AR	City of Hamilton WEST FLAMBOROUGH LOT 9 CON 2	



	Project No: 2317	Hydrogeological Assessment Proposed Severance, 394 Old Brock Road City of Hamilton WEST FLAMBOROUGH LOT 9 CON 2	Figure 4: Water Well Location
	Date: Mar 2024		
	Drawn By: AR		

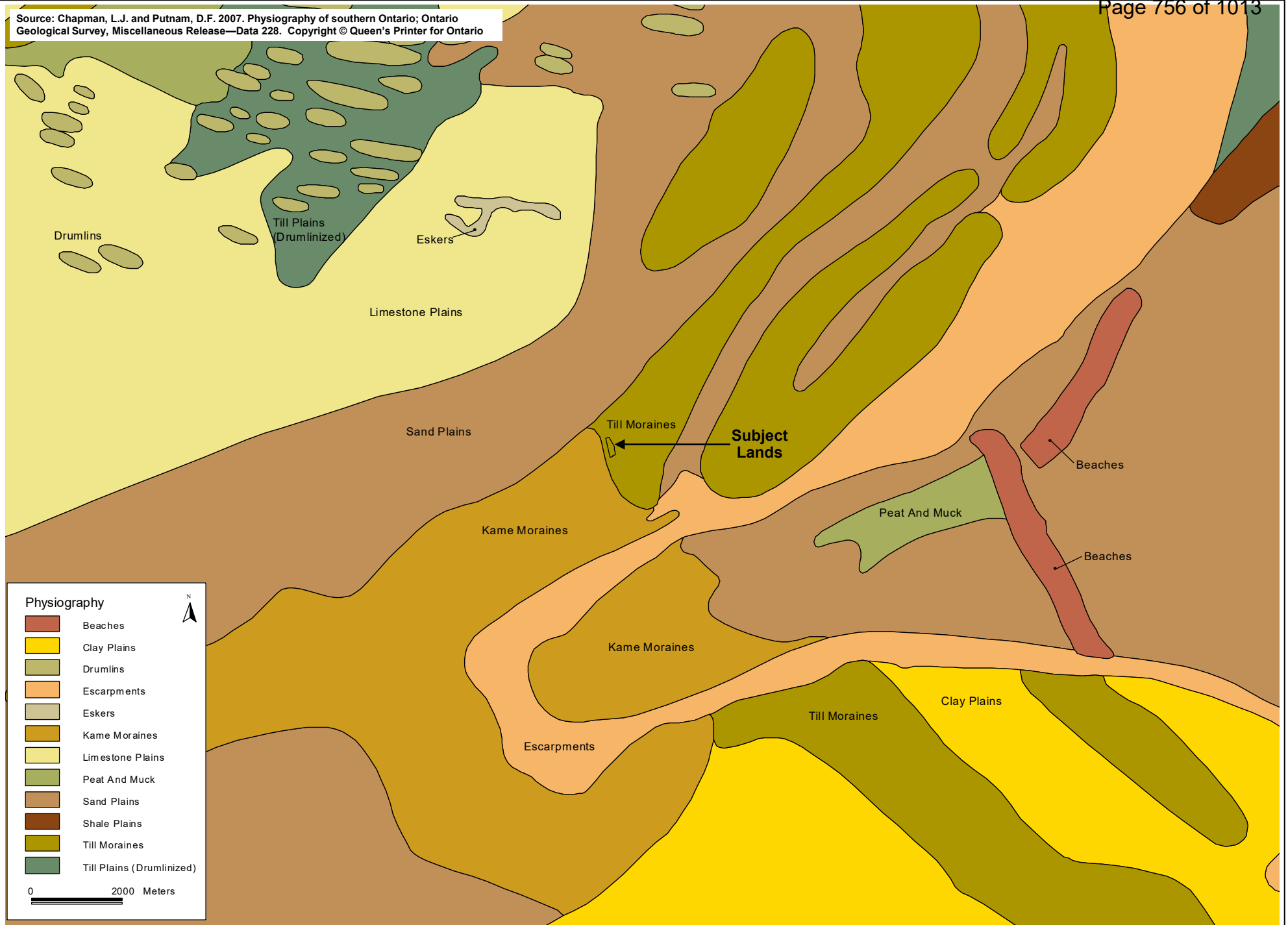


Project No: 2317
Date: Mar 2024
Drawn By: AR

Hydrogeological Assessment
Proposed Severance, 394 Old Brock Road
City of Hamilton
WEST FLAMBOROUGH LOT 9 CON 2

Figure 5: Environmental Features

Source: Chapman, L.J. and Putnam, D.F. 2007. Physiography of southern Ontario; Ontario Geological Survey, Miscellaneous Release—Data 228. Copyright © Queen's Printer for Ontario



Physiography

- Beaches
- Clay Plains
- Drumlins
- Escarpments
- Eskers
- Kame Moraines
- Limestone Plains
- Peat And Muck
- Sand Plains
- Shale Plains
- Till Moraines
- Till Plains (Drumlinized)

0 2000 Meters

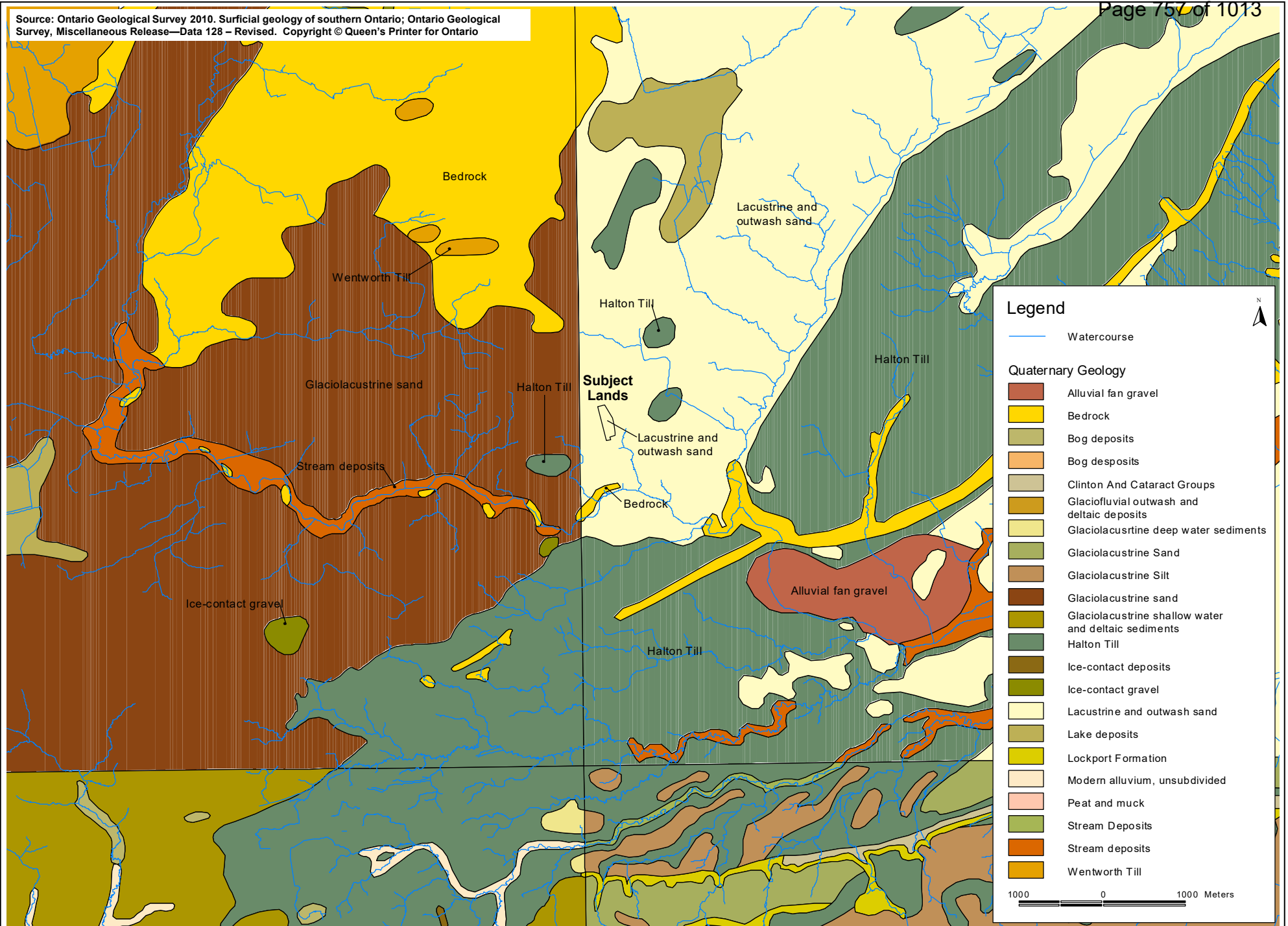


Project No: 2317
Date: Mar 2024
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Hydrogeological Assessment
 Proposed Severance, 394 Old Brock Road
 City of Hamilton
 WEST FLAMBOROUGH LOT 9 CON 2

Figure 6: Physiography

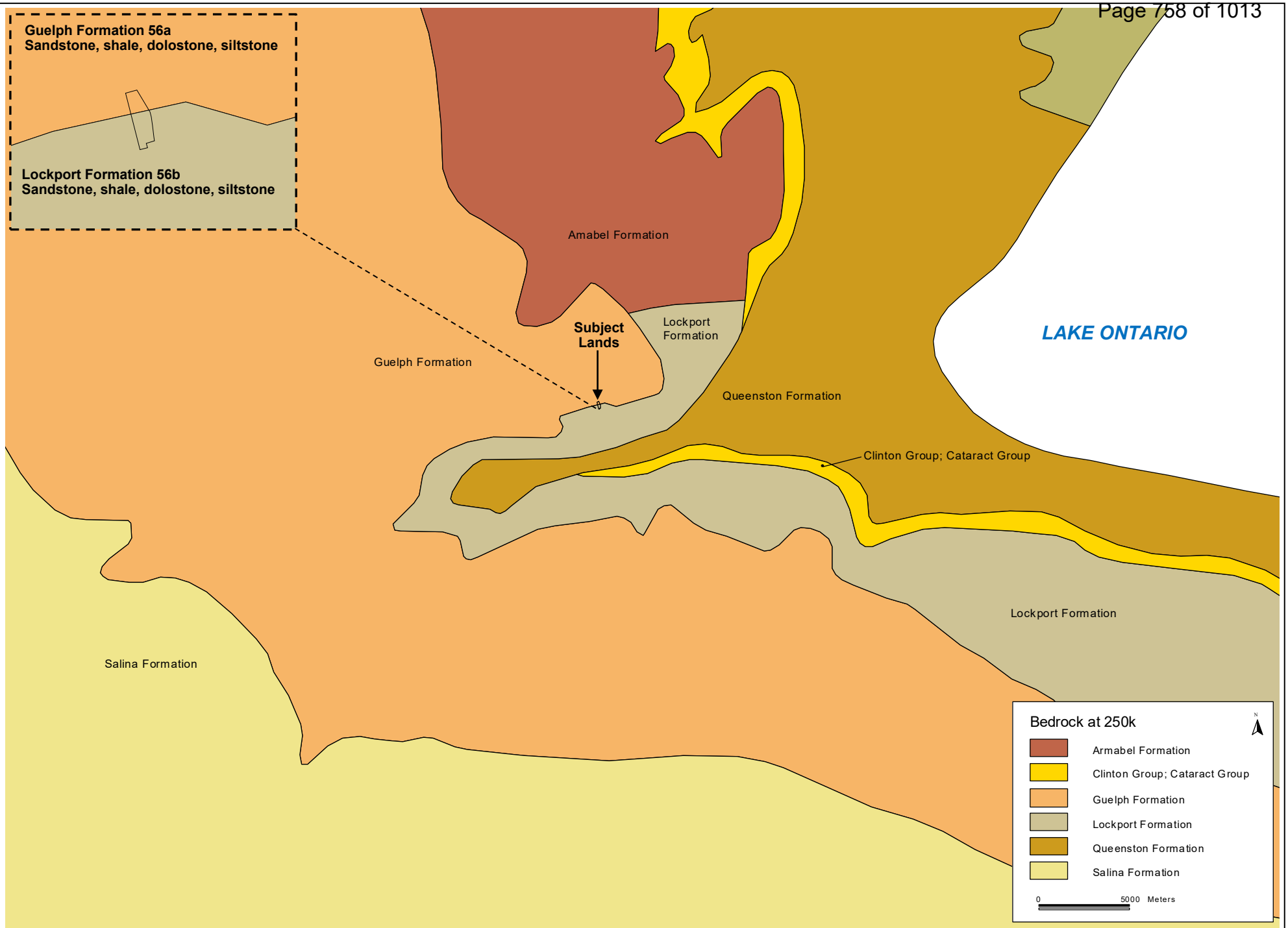
Source: Ontario Geological Survey 2010. Surficial geology of southern Ontario; Ontario Geological Survey, Miscellaneous Release—Data 128 – Revised. Copyright © Queen's Printer for Ontario



Project No: 2317
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Hydrogeological Assessment
 Proposed Severance, 394 Old Brock Road
 City of Hamilton
 WEST FLAMBOROUGH LOT 9 CON 2

Figure 7: Quaternary Geology



Project No: 2317
Date: Mar 2024
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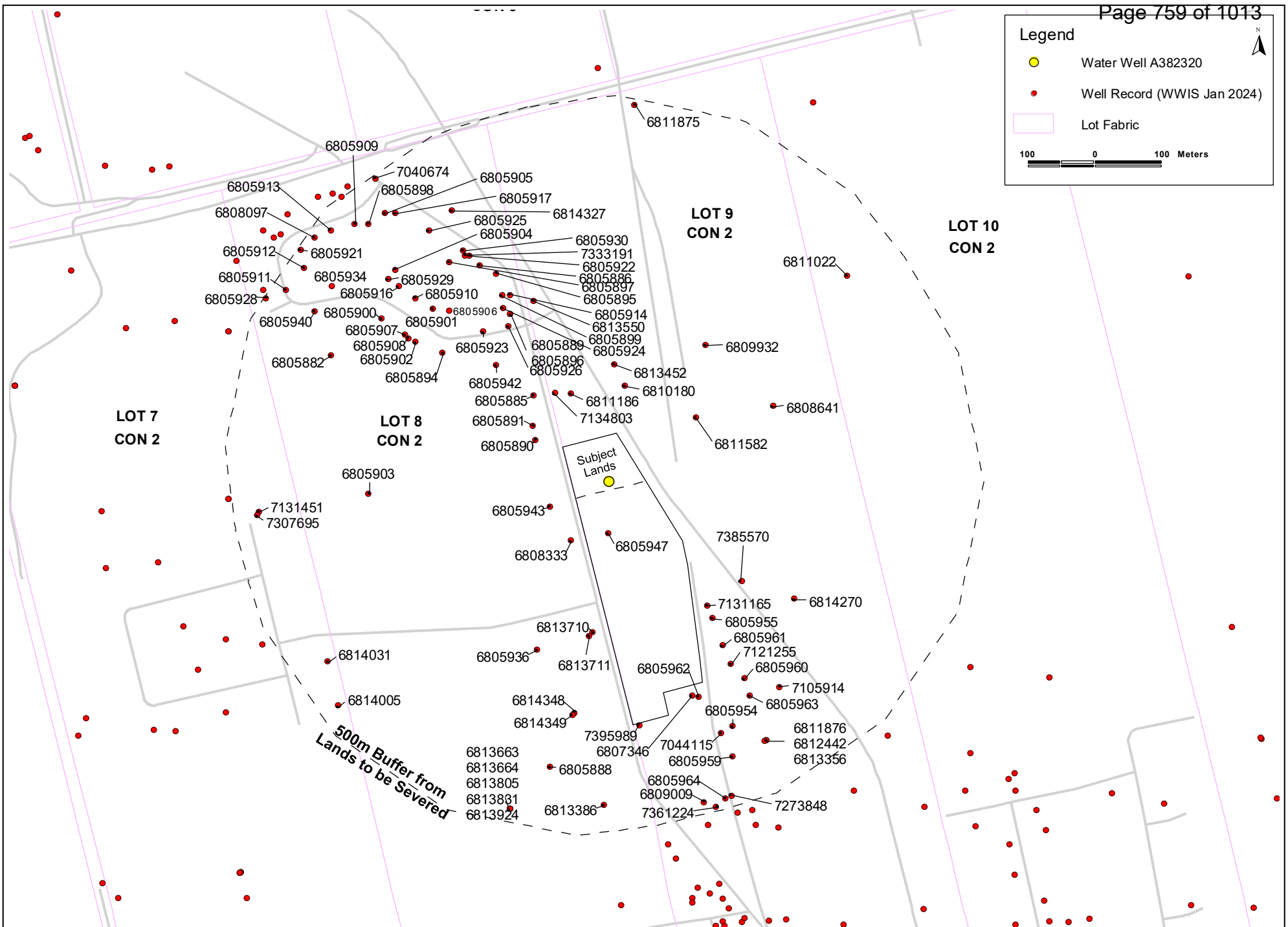
Hydrogeological Assessment
 Proposed Severance, 394 Old Brock Road
 City of Hamilton
 WEST FLAMBOROUGH LOT 9 CON 2

Figure 8: Bedrock Geology

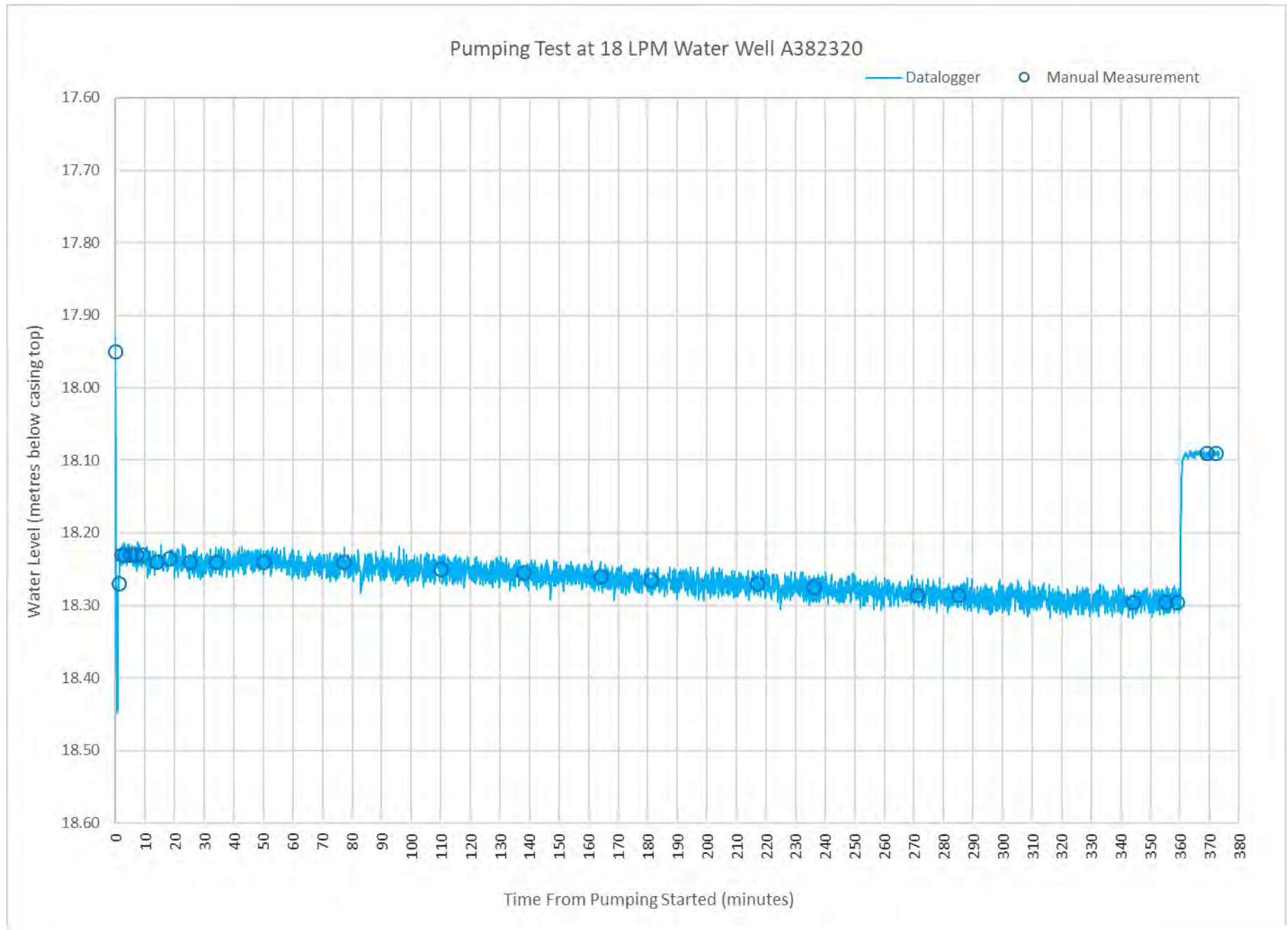
Legend

- Water Well A382320
- Well Record (WWIS Jan 2024)
- Lot Fabric

100 0 100 Meters



	Project No: 2317	Hydrogeological Assessment	Figure 9: Water Well Records Within 500m
	Date: Mar 2024	Proposed Severance, 394 Old Brock Road	
	Drawn By: AR	City of Hamilton WEST FLAMBOROUGH LOT 9 CON 2	



Project No: 2317	Hydrogeological Assessment Proposed Severance, 394 Old Brock Road City of Hamilton WEST FLAMBOROUGH LOT 9 CON 2
Date: Mar 2024	
Drawn By: AR	

Figure 10: Pumping Test Water Well A382320

Appendix A

Correspondence with City of Hamilton

Appendix A: Correspondence with City of Hamilton

From: Lee, Monica <Monica.Lee@hamilton.ca>
Sent: Thursday, April 27, 2023 4:28 PM
To: Development Engineering Approvals <DevEngApprovals@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; Gowans, Morgan <Morgan.Gowans@hamilton.ca>
Cc: HW Approvals <hwapprovals@hamilton.ca>; Vega, Carmen <Carmen.Vega@hamilton.ca>; Sarwar, Ahmad <Ahmad.Sarwar@hamilton.ca>; McArthur, Helen <Helen.McArthur@hamilton.ca>; Lee, Alex <Alex.Lee@hamilton.ca>; Korah, Binu <Binu.Korah@hamilton.ca>
Subject: Source Protection Planning Comments - 394 Old Brock Road

Hi all,

Please see below for comments for 394 Old Brock Road. The original email from the sender is attached for reference:

Source Protection Planning understands that the applicant is seeking to sever the northern portion of the lot located at 394 Old Brock Road, Flamborough. The proposed severed lot is planned to be sold for future development and the retained lot would continue to be used for agricultural purposes. We have reviewed the following reports / information provided by the applicant:

- *“Nitrate Testing, 394 Old Brock Road, Greensville, Ontario”* by Egmond Associates Ltd., dated Dec 13, 2022, File No.: 30719 B (‘Nitrate Report’)
- *“Hydrogeology Report, 394 Old Brock Road, Hamilton”* by Harden Environmental Services Ltd., dated March 28, 2023, File No.: 2317 (‘Hydrogeology Report’)
- *“Concept Severance Sketch, 394 Old Brock Road”* by L.G. Woods Surveying Inc., dated July 4, 2022, File No.: 16-1014 (‘Site Plan’)

Our comments are as follows:

1. The Hydrogeology Report indicates that the well was pumped at an average rate of 11.4 L/min and ended up cavitating at 53 minutes. During the pump test, a total of 604 L was pumped. The applicant has assumed that three full cycles per day would yield 1,812 L of water to service the property. Given that the well cavitated within 53 minutes, the applicant shall complete three 1-hour pump test during a 24-hour period to confirm that the well is able to adequately supply sufficient potable water required to service the proposed dwelling.
 2. The water quality samples collected from the water well at 430 Old Brock Road did not include the full list of requested parameters. In our previous comments, Source Protection Planning requested analysis for e. coli, total coliform, general chemistry, major cations/anions, metals and a pesticide scan. It is noted that the applicant tested only for dissolved metals and not total metals. The applicant
-

shall test for total metals and not dissolved metals. It is also noted that the pesticide scan was not completed as part of this current analytical testing. The applicant shall ensure that all requested parameters are tested.

3. The applicant has noted that the water quality from the test well exceeded for chloride, total dissolved solids and hardness against the ODWQS aesthetic objective and/or operating guideline. The applicant shall confirm how will the exceeding parameters will be treated to be within the ODWQS criteria.

4. As the sodium concentration exceeded 20 mg/L, this water quality should be reported to the Medical Officer of Health as per ODWQS criteria so that this information can be communicated to local physicians for their use with patients on sodium restricted diets. The purchaser of the Site should be made aware of this information.

5. In regard to the applicant's nitrate loading assessment, we have the following comments:

- Based on our previous comment, we indicated that a proposed area of **1.83 acres (0.7 ha)** for the severed lot would be acceptable. It is unclear why the applicant has completed an updated nitrate loading assessment in the current Hydrogeology Report, and in support of a 0.4 ha lot. The applicant shall confirm the reason for the updated nitrate loading assessment.
- It is unclear what the area of the proposed severed lot will be. In the Hydrogeology Report and the previous Site Plan (dated Dec 21, 2020), it is indicated that the severed lot size would be 0.4 ha, whereas in the Nitrate Report and the new Site Plan (dated July 4, 2022), the severed lot area would be 0.7 ha. The applicant shall confirm the correct lot size that is proposed to be severed.
- The applicant is reminded that Hamilton Water does not permit any consent to sever applications that relies on a tertiary treatment system to justify an undersized lot. The lot size must be adequate enough without relying on a tertiary treatment system. As such, the proposed lot size of 0.4 ha will not be supported by Hamilton Water

6. A review of the new Site Plan (dated July 4, 2022), the following details were not shown relative to OBC Section 8 Clearance requirements:

- Location of proposed water well
- Location or reserve area bed
- Distance between the septic system / leaching bed and the proposed dwelling

7. Information Only: The applicant is advised that since a surrogate well is being used for this analysis, a well installed on the subject property may be able to provide more supportive well testing results for this application.

8. Information Only: Hamilton Water would support the use of a cistern as a secondary source of water to service the property. It should be noted that the cistern cannot be relied upon as the primary source for water supply.

Best Regards,

Monica Lee

Water Resources Technologist
Public Works
Hamilton Water, City of Hamilton
(905) 546-2424 Ext.4010

Appendix B

Well Record A382320

Well Tag No. (Place Sticker and/or Print Below)

Tag#: A382320

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: Metric Imperial

Page 1 of 1

Well Owner's Information

First Name: TRACY Last Name/Organization: KOWALCHUK E-mail Address: Well Constructed by Well Owner

Mailing Address (Street Number/Name): 394 OLD BROCK RD Municipality: DUNDAS Province: ONTARIO Postal Code: L9W1G1A8 Telephone No. (inc. area code): 905 975 3261

Well Location

Address of Well Location (Street Number/Name): 394 OLD BROCK RD Township: P1 lot 9 Concession: 2

County/District/Municipality: HAMILTON City/Town/Village: DUNDAS Province: Ontario Postal Code: L9W1G1A8

UTM Coordinates Zone: NAD 83 Easting: 17581437 Northing: 47912731 Municipal Plan and Sublot Number: Other:

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
	CLAY		HARD	0	18
GREY	LIMESTONE		HARD	18	36
BROWN	LIMESTONE			36	54
GREY	LIMESTONE			54	91

Annular Space

Depth Set at (m/ft) From	Depth Set at (m/ft) To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	20	GROUT	11.5591 ft³

Method of Construction

Cable Tool Diamond Rotary (Conventional) Jetting Rotary (Reverse) Driving Boring Digging Air percussion Other, specify: DUAL ROTARY

Well Use

Public Commercial Not used Domestic Municipal Dewatering Livestock Test Hole Monitoring Irrigation Cooling & Air Conditioning Industrial Other, specify:

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	
			From	To
6"	STEEL	0.219	12	89

Status of Well

Water Supply Replacement Well Test Hole Recharge Well Dewatering Well Observation and/or Monitoring Hole Alteration (Construction) Abandoned, Insufficient Supply Abandoned, Poor Water Quality Abandoned, other, specify: Other, specify:

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To

Water Details

Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify:	Depth (m/ft) From	Depth (m/ft) To	Diameter (cm/in)
87		0	20	10"
		20	89	6"

Well Contractor and Well Technician Information

Business Name of Well Contractor: WPC PUMPING LTD Well Contractor's Licence No.: 6181211

Business Address (Street Number/Name): 4 PALMER ST E Box 366 Municipality: NORWICH

Province: ONTARIO Postal Code: N0L1P10 Business E-mail Address: service@wcpumping.com

Bus. Telephone No. (inc. area code): 905 976 1370 Name of Well Technician (Last Name, First Name): VAN MARSH, TANNER

Well Technician's Licence No.: 41619 Signature of Technician and/or Contractor: [Signature] Date Submitted: 11/13/2019

Results of Well Yield Testing

After test of well yield, water was: Clear and sand free Other, specify:

If pumping discontinued, give reason:

Pump intake set at (m/ft): 75'

Pumping rate (l/min / GPM): 75 GPM

Duration of pumping: 1 hrs + 0 min

Final water level end of pumping (m/ft): 65.3

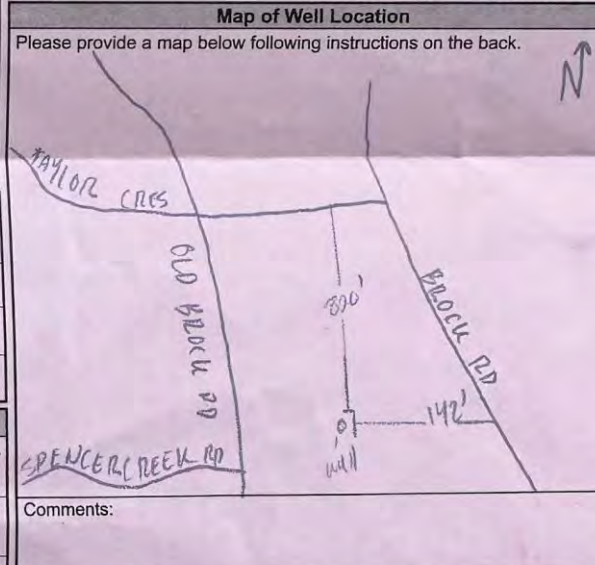
If flowing give rate (l/min/GPM):

Recommended pump depth (m/ft):

Recommended pump rate (l/min/GPM): 75 GPM

Well production (l/min/GPM): 75 GPM +

Disinfected? Yes No



Ministry Use Only

Audit No.: Z411274

Well owner's information package delivered: Yes No

Date Package Delivered: 11/13/2019

Date Work Completed: 11/13/2019

Received: [Signature]

Appendix C

Water Quality Results Well A382320

Technical Support Document for Ontario Drinking-water Quality Standards, Objectives and Guidelines

TABLE 1 – MICROBIOLOGICAL STANDARDS	
PARAMETER	MAC
<i>Escherichia coli</i> (<i>E. coli</i>)	not detectable
Fecal Coliform	not detectable
Total Coliform	not detectable
General bacteria population expressed as background colony counts on the total coliform membrane filter	200 colony forming units (CFU) per 100 millilitres
General bacteria population expressed as colony counts on a heterotrophic plate count	500 colony forming units (CFU) per millilitre

TABLE 2 – CHEMICAL STANDARDS		
PARAMETER	MAC (mg/L)	IMAC (mg/L)
Alachlor		0.005
Aldicarb	0.009	
Aldrin + Dieldrin	0.0007	
Antimony		0.006
Arsenic		0.025
Atrazine + N-dealkylated metabolites		0.005
Azinphos-methyl	0.02	
Barium	1	
Bendiocarb	0.04	
Benzene	0.005	
Benzo(a)pyrene	0.00001	
Boron		5
Bromate		0.01
Bromoxynil		0.005
Cadmium	0.005	
Carbaryl	0.09	
Carbofuran	0.09	
Carbon Tetrachloride	0.005	
Chloramines	3	
Chlordane (Total)	0.007	

Technical Support Document for Ontario Drinking-water Quality Standards, Objectives and Guidelines

TABLE 2 – CHEMICAL STANDARDS		
PARAMETER	MAC (mg/L)	IMAC (mg/L)
Chlorpyrifos	0.09	
Chromium	0.05	
Cyanazine		0.01
Cyanide(free)	0.2	
Diazinon	0.02	
Dicamba	0.12	
1,2-Dichlorobenzene	0.2	
1,4-Dichlorobenzene	0.005	
Dichlorodiphenyltrichloroethane (DDT)+metabolites	0.03	
1,2-Dichloroethane		0.005
1,1-Dichloroethylene(vinylidene chloride)	0.014	
Dichloromethane	0.05	
2,4-Dichlorophenol	0.9	
2,4-Dichlorophenoxy acetic acid(2,4-D)		0.1
Diclofop-methyl	0.009	
Dimethoate		0.02
Dinoseb	0.01	
Dioxin and Furan		0.00000015 ^a
Diquat	0.07	
Diuron	0.15	
Fluoride	1.5 ^b	
Glyphosate		0.28
Heptachlor + Heptachlor Epoxide	0.003	
Lead	0.01 ^c	
Lindane (Total)	0.004	
Malathion	0.19	
Mercury	0.001	
Methoxychlor	0.9	
Metolachlor		0.05
Metribuzin	0.08	
Monochlorobenzene	0.08	

Technical Support Document for Ontario Drinking-water Quality Standards, Objectives and Guidelines

TABLE 2 – CHEMICAL STANDARDS		
PARAMETER	MAC (mg/L)	IMAC (mg/L)
Microcystin-LR	0.0015	
Nitrate (as nitrogen)	10.0 ^d	
Nitrite (as nitrogen)	1.0 ^d	
Nitrate + Nitrite (as nitrogen)	10.0 ^d	
Nitrilotriacetic Acid (NTA)	0.4	
N-Nitrosodimethylamine (NDMA)		0.000009
Paraquat		0.01
Parathion	0.05	
Pentachlorophenol	0.06	
Phorate		0.002
Picloram		0.19
Polychlorinated Biphenyls (PCB)		0.003
Prometryne		0.001
Selenium	0.01	
Simazine		0.01
Temephos		0.28
Terbufos		0.001
Tetrachloroethylene (perchloroethylene)	0.03	
2,3,4,6-Tetrachlorophenol	0.1	
Triallate	0.23	
Trichloroethylene	0.05	
2,4,6-Trichlorophenol	0.005	
2,4,5-Trichlorophenoxy acetic acid (2,4,5-T)	0.28	
Trifluralin		0.045
Trihalomethanes	0.100 ^e	
Uranium	0.02	
Vinyl Chloride	0.002	

Short forms:
mg/L - milligrams per litre

Footnotes:

- a) Total toxic equivalents when compared with 2,3,7,8-TCDD (tetrachlorodibenzo-p-dioxin).
b) Where fluoride is added to drinking water, it is recommended that the concentration be adjusted to 0.5 - 0.8 mg/L the

Technical Support Document for Ontario Drinking-water Quality Standards, Objectives and Guidelines

optimum level for control of tooth decay. Where supplies contain naturally occurring fluoride at levels higher than 1.5 mg/L but less than 2.4 mg/L the Ministry of Health and Long Term Care recommends an approach through local boards of health to raise public and professional awareness to control excessive exposure to fluoride from other sources.

- c) This standard applies to water at the point of consumption. Since lead is a component in some plumbing systems, first flush water may contain higher concentrations of lead than water that has been flushed for five minutes.
- d) Where both nitrate and nitrite are present, the total of the two should not exceed 10 mg/L (as nitrogen).
- e) This standard is expressed as a running annual average of quarterly samples measured at a point reflecting the maximum residence time in the distribution system.

TABLE 3 – RADIONUCLIDE STANDARDS					
NATURAL RADIONUCLIDES					
PARAMETER	MAC (Bq/L)	PARAMETER	MAC (Bq/L)	PARAMETER	MAC (Bq/L)
Beryllium-7	4000	Radium-226	0.6	Thorium-234	20
Bismuth -210	70	Radium-228	0.5	Uranium-234	4
Lead-210	0.1	Thorium-228	2	Uranium-235	4
Polonium-210	0.2	Thorium-230	0.4	Uranium-238	4
Radium-224	2	Thorium-232	0.1		
ARTIFICIAL RADIONUCLIDES					
PARAMETER	MAC (Bq/L)	PARAMETER	MAC (Bq/L)	PARAMETER	MAC (Bq/L)
Americium-241	0.2	Iodine-125	10	Selenium-75	70
Antimony-122	50	Iodine-129	1	Silver-108m	70
Antimony-124	40	Iodine-131	6	Silver-110m	50
Antimony-125	100	Iron-55	300	Silver-111	70
Barium-140	40	Iron-59	40	Sodium-22	50
Bromine-82	300	Manganese-54	200	Strontium-85	300
Calcium-45	200	Mercury-197	400	Strontium-89	40
Calcium-47	60	Mercury-203	80	Strontium-90	5
Carbon-14	200	Molybdenum-99	70	Sulphur-35	500
Cerium-141	100	Neptunium-239	100	Technetium-99	200
Cerium-144	20	Niobium-95	200	Technetium-99m	7000
Cesium-131	2000	Phosphorus-32	50	Tellurium-129m	40
Cesium-134	7	Plutonium-238	0.3	Tellurium-131m	40
Cesium-136	50	Plutonium-239	0.2	Tellurium-132	40
Cesium-137	10	Plutonium-240	0.2	Thallium-201	2000

Technical Support Document for Ontario Drinking-water Quality Standards, Objectives and Guidelines

Chromium-51	3000	Plutonium-241	10	Tritium	7000
Cobalt-57	40	Rhodium-105	300	Ytterbium-169	100
Cobalt-58	20	Rubidium-81	3000	Yttrium-90	30
Cobalt-60	2	Rubidium-86	50	Yttrium-91	30
Gallium-67	500	Ruthenium-103	100	Zinc-65	40
Gold-198	90	Ruthenium-106	10	Zirconium-95	100
Indium-111	400				

Notes on Table 3:

Radionuclide concentrations that exceed the MAC may be tolerated for a short duration, provided that the annual average concentrations remain below the MAC and the restriction (see immediately below) for multiple radionuclides is met.

Restrictions for multiple radionuclides - If two or more radionuclides are present, the following relationship based on International Commission on Radiological Protection (ICRP) Publication 26, must be satisfied and if not satisfied, it shall be considered to be exceedance of an MAC.

$$\frac{c_1}{C_1} + \frac{c_2}{C_2} + \dots + \frac{c_i}{C_i} \leq 1$$

Where, c_1 , c_2 , and c_i are the observed concentrations, and C_1 , C_2 and C_i are the maximum acceptable concentrations for each contributing radionuclide.

PARAMETER	AO (mg/L - unless otherwise specified)	OG (mg/L - unless otherwise specified)
1,2-Dichlorobenzene	0.003 ^a	
1,4-Dichlorobenzene	0.001 ^a	
2,4-Dichlorophenol	0.0003 ^a	
2,3,4,6-Tetrachlorophenol	0.001 ^a	
2,4,6-Trichlorophenol	0.002 ^a	
2,4,5-Trichlorophenoxy acetic acid (2,4,5-T)	0.02 ^a	
Alkalinity (as CaCO ₃)		30-500
Aluminum		0.1

Technical Support Document for Ontario Drinking-water Quality Standards, Objectives and Guidelines

TABLE 4 – CHEMICAL / PHYSICAL OBJECTIVES AND GUIDELINES		
PARAMETER	AO (mg/L - unless otherwise specified)	OG (mg/L - unless otherwise specified)
Chloride	250	
Colour	5 TCU	
Copper	1	
Dissolved Organic Carbon	5	
Ethylbenzene	0.0024	
Hardness (as CaCO ₃)		80-100
Iron	0.3	
Manganese	0.05	
Methane	3L/ m ³	
Monochlorobenzene	0.03 ^a	
Odour	Inoffensive	
Organic Nitrogen		0.15
pH		6.5-8.5 (no units)
Pentachlorophenol	0.03 ^a	
Sodium	b	
Sulphate	500 ^c	
Sulphide	0.05	
Taste	Inoffensive	
Temperature	15°C	
Toluene	0.024	
Total Dissolved Solids	500	
Turbidity	5 NTU ^d	e
Xylenes	0.3	
Zinc	5	

Short Forms:

NTU - Nephelometric Turbidity unit

Footnotes:

- a) Refer to Table 2 for standard
 b) The aesthetic objective for sodium in drinking water is 200 mg/L. The local Medical Officer of Health

Technical Support Document for Ontario Drinking-water Quality Standards, Objectives and Guidelines

- should be notified when the sodium concentration exceeds 20 mg/L so that this information may be communicated to local physicians for their use with patients on sodium restricted diets
- c) When sulphate levels exceed 500 mg/L, water may have a laxative effect on some people
 - d) Applicable for all waters at the point of consumption.
 - e) The Operational Guidelines for filtration processes are provided as performance criteria in the Procedure for Disinfection of Drinking Water in Ontario.



5835 COOPERS AVENUE
 MISSISSAUGA, ONTARIO
 CANADA L4Z 1Y2
 TEL (905)712-5100
 FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.
 4622 NASSAGAWEYA PUSLINCH TOWNLINE
 MOFFAT, ON L0P 1J0
 519-826-0099

ATTENTION TO: Allan Rodie
 PROJECT: 2317- Old Brock Road
 AGAT WORK ORDER: 24T119195

MICROBIOLOGY ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead
 MISCELLANEOUS ANALYSIS REVIEWED BY: Yris Verastegui, Inorganic Team Lead
 TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist
 ULTRA TRACE REVIEWED BY: Amar Bellahsene, Chimiste, AGAT Montréal
 WATER ANALYSIS REVIEWED BY: Yris Verastegui, Inorganic Team Lead
 DATE REPORTED: Feb 21, 2024
 PAGES (INCLUDING COVER): 39
 VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

*Notes

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.



Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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 MISSISSAUGA, ONTARIO
 CANADA L4Z 1Y2
 TEL (905)712-5100
 FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Fecal Coliforms in Water

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00

Parameter	Unit	G / S	RDL	5635992
Fecal Coliform	CFU/100mL			0

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.
 5635992 Fecal Coliforms RDL = 1 CFU/100mL
 Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Allan Rodie



Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

5835 COOPERS AVENUE
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 FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Heterotrophic Plate Count in Water

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00

Parameter	Unit	G / S	RDL	5635992
Heterotrophic Plate Count	CFU/1ml			55

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.
 5635992 Heterotrophic Plate Count RDL = 5 CFU/mL
 Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Allan Rodie



Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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 FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Total Coliforms & E.Coli & Background Colony Count (Using DC Agar)

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00
 5635992

Parameter	Unit	G / S	RDL	5635992
Escherichia coli - DC Agar	CFU/100mL	0		0
Total Coliforms - DC Agar	CFU/100mL	0		1
Background Colony Count - DC Agar	CFU/100mL			33

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5635992 Escherichia coli, Total Coliforms and Background Colony Count RDL = 1 CFU/100mL.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Allan Rodie



Certificate of Analysis

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Base Neutrals and Acids [Water]

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00

Parameter	Unit	G / S	RDL	5635992
Benzo(a)pyrene	µg/L	0.01	0.01	<0.01
Sediment				NO
Surrogate	Unit	Acceptable Limits		
2-Fluorophenol	%	50-140		67
phenol-d6 surrogate	%	50-140		78
2,4,6-Tribromophenol	%	50-140		89
Chrysene-d12	%	50-140		88

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5635992 Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&(j)Fluoranthene isomers because the isomers co-elute on the GC column.
 2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene.

Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.
 Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amounts

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Carbamate Pesticides (Water)

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
SAMPLE TYPE: Water
DATE SAMPLED: 2024-02-08
15:00
5635992

Parameter	Unit	G / S	RDL	5635992
Carbofuran	µg/L	90	5	<5
Carbaryl	µg/L	90	5	<5
Diuron	µg/L	150	10	<10
Triallate	µg/L	230	1	<1

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5635992 Results relate only to the items tested.
Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

5835 COOPERS AVENUE
 MISSISSAUGA, ONTARIO
 CANADA L4Z 1Y2
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 FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Chlorophenols by GC-MS (Water)				
DATE RECEIVED: 2024-02-08			DATE REPORTED: 2024-02-21	
SAMPLE DESCRIPTION:		W1		
SAMPLE TYPE:		Water		
DATE SAMPLED:		2024-02-08 15:00		
Parameter	Unit	G / S	RDL	5635992
2,4,6-Trichlorophenol	µg/L	5	0.2	<0.2
2,4-Dichlorophenol	µg/L		0.3	<0.3
Pentachlorophenol	µg/L	60	0.5	<0.5
2,3,4,6-Tetrachlorophenol	µg/L		0.5	<0.5
Sediment				NO
Surrogate	Unit	Acceptable Limits		
2,4,6-Tribromophenol	%	50-140		89

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5635992 Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.
 Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amount

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

5835 COOPERS AVENUE
 MISSISSAUGA, ONTARIO
 CANADA L4Z 1Y2
 TEL (905)712-5100
 FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Diquat/Paraquat

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00
 5635992

Parameter	Unit	G / S	RDL	5635992
Diquat	µg/L	70	5	<5
Paraquat	µg/L	10	1	<1

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Haloacetic Acids in Water

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00
 5635992

Parameter	Unit	G / S	RDL	5635992
Monobromoacetic Acid	ug/L		0.5	<0.5
Monochloroacetic Acid	ug/L		0.5	<0.5
Dichloroacetic Acid	ug/L		0.5	<0.5
Dibromoacetic Acid	ug/L		0.5	<0.5
Trichloroacetic Acid	ug/L		0.5	<0.5
Haloacetic Acids (HAA5)	ug/L	80	2.0	<2.0
Bromochloroacetic Acid	ug/L		0.5	<0.5
Surrogate	Unit	Acceptable Limits		
2-Bromopropionic Acid	%	70-130		96

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.
 5635992 Haloacetic Acids (HAA5) is a calculated parameter. The calculated value is the sum of Monobromoacetic Acid, Monochloroacetic Acid, Dichloroacetic Acid, Dibromoacetic Acid and Trichloroacetic Acid.
 Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

OP Pesticides (Water)				
DATE RECEIVED: 2024-02-08			DATE REPORTED: 2024-02-21	
SAMPLE DESCRIPTION:		W1		
SAMPLE TYPE:		Water		
DATE SAMPLED:		2024-02-08 15:00		
Parameter	Unit	G / S	RDL	5635992
Phorate	µg/L	2	0.5	<0.5
Dimethoate	µg/L	20	2.5	<2.5
Terbufos	µg/L	1	0.5	<0.5
Diazinon	µg/L	20	1	<1
Malathion	µg/L	190	5	<5
Chlorpyrifos	µg/L	90	1	<1
Azinphos-methyl	µg/L	20	2	<2
Surrogate	Unit	Acceptable Limits		
Triphenyl phosphate (surr)	%	50-140		78

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.
 5635992 Results relate only to the items tested.
 Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T119195

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<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Phenoxy Acid Herbicides (Water)

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00
 5635992

Parameter	Unit	G / S	RDL	5635992
2,4-D	µg/L	100	0.5	<0.5
2,4,5-T	µg/L		0.5	<0.5
Dicamba	µg/L	120	0.5	<0.5
Picloram	µg/L	190	0.5	<0.5
Diclofop-methyl	µg/L	9	0.5	<0.5
Bromoxynil	µg/L	5	0.3	<0.3
MCPA	µg/L		5.0	<5.0
Surrogate	Unit	Acceptable Limits		
DCAA	%	50-140		75

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.
 Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





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AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Total PCBs (water)				
DATE RECEIVED: 2024-02-08			DATE REPORTED: 2024-02-21	
SAMPLE DESCRIPTION:		W1		
SAMPLE TYPE:		Water		
DATE SAMPLED:		2024-02-08 15:00		
Parameter	Unit	G / S	RDL	5635992
PCBs	µg/L	3	0.1	<0.1
Surrogate	Unit	Acceptable Limits		
Decachlorobiphenyl	%	60-130		96

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Triazine Pesticides [water]

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1				
SAMPLE TYPE: Water				
DATE SAMPLED: 2024-02-08 15:00				
Parameter	Unit	G / S	RDL	5635992
Trifluralin	µg/L	45	1.0	<1.0
Simazine	µg/L	10	1.0	<1.0
Metribuzin	µg/L	80	0.25	<0.25
Prometryne	µg/L	1	0.25	<0.25
Metolachlor	µg/L	50	0.11	<0.11
Alachlor	µg/L	5	0.5	<0.5
Atrazine + N-dealkylated metabolites	µg/L	5	1	<1
Surrogate	Unit	Acceptable Limits		
Triphenyl phosphate (surr)	%	30-130		89

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.
 5635992 Results relate only to the items tested.
 Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Volatile Organic Compounds in Water

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION:		W1		
SAMPLE TYPE:		Water		
DATE SAMPLED:		2024-02-08 15:00		
Parameter	Unit	G / S	RDL	5635992
Benzene	µg/L	1	0.2	<0.2
Bromodichloromethane	µg/L		0.2	<0.2
Bromoform	µg/L		0.1	<0.1
Carbon Tetrachloride	µg/L	2	0.2	<0.2
Chloroform	µg/L		0.2	<0.2
Dibromochloromethane	µg/L		0.1	<0.1
Ethylbenzene	µg/L	140	0.1	<0.1
1,2-Dichlorobenzene	µg/L	200	0.1	<0.1
1,4-Dichlorobenzene	µg/L	5	0.1	<0.1
1,2-Dichloroethane	µg/L	5	0.20	<0.20
1,2-Dichloroethylene	mg/L		0.0002	<0.0002
Dichloromethane	µg/L	50	0.30	<0.30
Monochlorobenzene	ug/L		1.0	<1.0
Tetrachloroethylene	mg/L	0.01	0.0001	<0.0001
Trichloroethylene	µg/L	5	0.20	<0.20
Toluene	µg/L	60	0.2	<0.2
Vinyl Chloride	µg/L	1	0.17	<0.17
m & p-Xylene	µg/L		0.2	<0.2
o-Xylene	µg/L		0.1	<0.1
Xylenes (Total)	µg/L	90	0.20	<0.20
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	50-140		94
4-Bromofluorobenzene	% Recovery	50-140		100

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5635992 Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Dioxins and Furans (Water) WHO 2005

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00
 5635992

Parameter	Unit	G / S	RDL	5635992
1,2,3,4,7,8-Hexa CDD (TEQ)	pg TEQ/L			0.0468
1,2,3,6,7,8-Hexa CDD (TEQ)	pg TEQ/L			0
1,2,3,7,8,9-Hexa CDD (TEQ)	pg TEQ/L			0
1,2,3,4,6,7,8-Hepta CDD (TEQ)	pg TEQ/L			0.00483
Octa CDD (TEQ)	pg TEQ/L			0.00289
2,3,7,8-Tetra CDF (TEQ)	pg TEQ/L			0.0312
1,2,3,7,8-Penta CDF (TEQ)	pg TEQ/L			0.0265
2,3,4,7,8-Penta CDF (TEQ)	pg TEQ/L			0.203
1,2,3,4,7,8-Hexa CDF (TEQ)	pg TEQ/L			0.0571
1,2,3,6,7,8-Hexa CDF (TEQ)	pg TEQ/L			0.0571
2,3,4,6,7,8-Hexa CDF (TEQ)	pg TEQ/L			0
1,2,3,7,8,9-Hexa CDF (TEQ)	pg TEQ/L			0.0675
1,2,3,4,6,7,8-Hepta CDF (TEQ)	pg TEQ/L			0.00268
1,2,3,4,7,8,9-Hepta CDF (TEQ)	pg TEQ/L			0.00519
Octa CDF (TEQ)	pg TEQ/L			0.000358
Total PCDDs and PCDFs (TEQ)	pg TEQ/L			1.54

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

5835 COOPERS AVENUE
 MISSISSAUGA, ONTARIO
 CANADA L4Z 1Y2
 TEL (905)712-5100
 FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Dioxins and Furans (Water) WHO 2005

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00

Surrogate	Unit	Acceptable Limits	5635992
13C-2,3,7,8-TCDF	%	30-140	87
13C-1,2,3,7,8-PeCDF	%	30-140	101
13C-2,3,4,7,8-PeCDF	%	30-140	93
13C-1,2,3,4,7,8-HxCDF	%	30-140	100
13C-1,2,3,6,7,8-HxCDF	%	30-140	103
13C-2,3,4,6,7,8-HxCDF	%	30-140	102
13C-1,2,3,7,8,9-HxCDF	%	30-140	97
13C-1,2,3,4,6,7,8-HpCDF	%	30-140	97
13C-1,2,3,4,7,8,9-HpCDF	%	30-140	87
13C-2,3,7,8-TCDD	%	30-140	92
13C-1,2,3,7,8-PeCDD	%	30-140	93
13C-1,2,3,4,7,8-HxCDD	%	30-140	105
13C-1,2,3,6,7,8-HxCDD	%	30-140	102
13C-1,2,3,4,6,7,8-HpCDD	%	30-140	100
13C-OCDD	%	30-140	93

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5635992 LDR = LDE = Estimated Detection Limit
 TEQ = Toxicity Equivalent
 Toxicity Equivalency Factors (TEF) based on WHO 2005.
 The results were corrected based on the surrogate percent recoveries.
 The isotopic ratio of 2,3,7,8-TCDD, and 1,2,3,4,7,8-HxCDD failed; they are quantified, but not included in the totals.

Analysis performed at AGAT Montréal (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

(Water) Inorganic Chemistry

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00
 5635992

Parameter	Unit	G / S	RDL	5635992
Alkalinity (as CaCO3)	mg/L		5	357
pH	pH Units		NA	7.09
Total Dissolved Solids	mg/L		10	1110
Turbidity	NTU		0.5	1.8
Dissolved Organic Carbon	mg/L		0.5	1.3
True Colour	TCU		2.50	<2.50
Cyanide, WAD	mg/L	0.2	0.002	<0.002
Fluoride	mg/L	1.5	0.05	<0.05
Nitrate as N	mg/L	10.0	0.05	4.91
Nitrite as N	mg/L	1.0	0.05	<0.05
Chloride	mg/L		0.24	441
Sulphate	mg/L		0.10	67.8
Sulphide	mg/L		0.01	<0.01
Lab Filtration DOC				2024/02/09

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.
 5635992 Dilution required, RDL has been increased accordingly.
 Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Hardness in Water (Total Metals) (mg/L)

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

SAMPLE DESCRIPTION: W1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-02-08
 15:00

Parameter	Unit	G / S	RDL	5635992
Hardness (as CaCO ₃) (Calculated)	mg/L		0.5	408

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.
 Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Total Metals in Water (including Sodium) (mg/L)

DATE RECEIVED: 2024-02-08

DATE REPORTED: 2024-02-21

Parameter	Unit	SAMPLE DESCRIPTION:			5635992
		G / S	RDL		
					W1
					Water
					2024-02-08 15:00
Total Aluminum	mg/L		0.010	0.020	
Total Antimony	mg/L	0.006	0.003	<0.003	
Total Arsenic	mg/L	0.01	0.003	<0.003	
Total Barium	mg/L	1.0	0.002	0.156	
Total Boron	mg/L	5.0	0.010	0.076	
Total Cadmium	mg/L	0.005	0.0001	<0.0001	
Total Chromium	mg/L	0.05	0.003	<0.003	
Total Copper	mg/L		0.002	0.002	
Total Iron	mg/L		0.050	<0.050	
Total Lead	mg/L	0.010	0.0005	0.0009	
Total Manganese	mg/L		0.002	0.003	
Total Selenium	mg/L	0.01	0.002	<0.002	
Total Uranium	mg/L	0.02	0.0005	0.0023	
Total Zinc	mg/L		0.020	0.058	
Total Mercury	mg/L	0.001	0.0001	<0.0001	
Total Sodium	mg/L	20	0.10	338	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg 169/03 - Ontario Drinking Water Quality Standards. Na value derived from O. Reg 248
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Exceedance Summary

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

5835 COOPERS AVENUE
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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Allan Rodie

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
5635992	W1	ON 169/03 MAC/IMAC	Total Coliforms & E.Coli & Background Colony Count (Using DC Agar)	Total Coliforms - DC Agar	CFU/100mL	0	1
5635992	W1	ON 169/03 MAC/IMAC	Total Metals in Water (including Sodium) (mg/L)	Total Sodium	mg/L	20	338



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Quality Assurance

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Microbiology Analysis

RPT Date: Feb 21, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE				
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

Total Coliforms & E.Coli & Background Colony Count (Using DC Agar)

Escherichia coli - DC Agar	5635992	5635992	0	0	NA									
Total Coliforms - DC Agar	5635992	5635992	1	1	0.0%									
Background Colony Count - DC Agar	5635992	5635992	33	32	3.1%									

Comments: NA - % RPD Not Applicable

Heterotrophic Plate Count in Water

Heterotrophic Plate Count	5635992	5635992	55	45	20%	<	NA		NA			NA		
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Comments: NA - % RPD Not Applicable

Fecal Coliforms in Water

Fecal Coliform	5635992	5635992	0	0	NA	<	NA		NA			NA		
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Comments: NA - % RPD Not Applicable

Certified By:



Nivine Basly



5835 COOPERS AVENUE
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Quality Assurance

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Trace Organics Analysis

RPT Date: Feb 21, 2024		DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Total PCBs (water)															
PCBs	5639107		< 0.1	< 0.1	NA	< 0.1	106%	50%	140%	89%	50%	140%	82%	50%	140%
Volatile Organic Compounds in Water															
Benzene	5635245		<0.2	<0.2	NA	< 0.2	102%	50%	140%	89%	60%	130%	97%	50%	140%
Bromodichloromethane	5635245		<0.2	<0.2	NA	< 0.2	76%	50%	140%	81%	60%	130%	79%	50%	140%
Bromoform	5635245		<0.1	<0.1	NA	< 0.1	66%	50%	140%	78%	60%	130%	57%	50%	140%
Carbon Tetrachloride	5635245		<0.2	<0.2	NA	< 0.2	71%	50%	140%	78%	60%	130%	72%	50%	140%
Chloroform	5635245		<0.2	<0.2	NA	< 0.2	119%	50%	140%	109%	60%	130%	90%	50%	140%
Dibromochloromethane	5635245		<0.1	<0.1	NA	< 0.1	95%	50%	140%	95%	60%	130%	90%	50%	140%
Ethylbenzene	5635245		<0.1	<0.1	NA	< 0.1	82%	50%	140%	94%	60%	130%	87%	50%	140%
1,2-Dichlorobenzene	5635245		<0.1	<0.1	NA	< 0.1	111%	50%	140%	107%	60%	130%	108%	50%	140%
1,4-Dichlorobenzene	5635245		<0.1	<0.1	NA	< 0.1	113%	50%	140%	101%	60%	130%	107%	50%	140%
1,2-Dichloroethane	5635245		<0.20	<0.20	NA	< 0.20	108%	50%	140%	114%	60%	130%	113%	50%	140%
1,2-Dichloroethylene	5635245		<0.0002	<0.0002	NA	< 0.0002	89%	50%	140%	102%	60%	140%	85%	60%	130%
Dichloromethane	5635245		<0.30	<0.30	NA	< 0.30	105%	50%	140%	102%	60%	130%	91%	50%	140%
Monochlorobenzene	5635245		<1.0	<1.0	NA	< 1.0	85%	70%	130%	95%	130%	130%	102%	60%	140%
Tetrachloroethylene	5635245		<0.0001	<0.0001	NA	< 0.0001	96%	50%	140%	84%	60%	130%	110%	50%	140%
Trichloroethylene	5635245		<0.20	<0.20	NA	< 0.20	117%	50%	140%	107%	60%	130%	104%	50%	140%
Toluene	5635245		0.3	0.3	NA	< 0.2	101%	50%	140%	88%	60%	130%	96%	50%	140%
Vinyl Chloride	5635245		<0.17	<0.17	NA	< 0.17	84%	50%	140%	76%	50%	140%	74%	50%	140%
m & p-Xylene	5635245		0.3	0.3	NA	< 0.2	84%	50%	140%	107%	60%	130%	94%	50%	140%
o-Xylene	5635245		0.1	0.1	NA	< 0.1	88%	50%	140%	107%	60%	130%	98%	50%	140%
OP Pesticides (Water)															
Phorate			< 0.5	< 0.5	NA	< 0.5	78%	50%	140%	89%	50%	140%	77%	50%	140%
Dimethoate			< 2.5	< 2.5	NA	< 2.5	89%	50%	140%	90%	50%	140%	78%	50%	140%
Terbufos			< 0.5	< 0.5	NA	< 0.5	90%	50%	140%	94%	50%	140%	83%	50%	140%
Diazinon			< 1	< 1	NA	< 1	94%	50%	140%	97%	50%	140%	86%	50%	140%
Malathion			< 5	< 5	NA	< 5	88%	50%	140%	98%	50%	140%	82%	50%	140%
Chlorpyrifos			< 1	< 1	NA	< 1	93%	50%	140%	88%	50%	140%	89%	50%	140%
Azinphos-methyl			< 2	< 2	NA	< 2	90%	50%	140%	90%	50%	140%	89%	50%	140%
Carbamate Pesticides (Water)															
Carbofuran	1	TW	< 5	< 5	NA	< 5	89%	50%	140%	90%	50%	140%	90%	50%	140%
Carbaryl	1	TW	< 5	< 5	NA	< 5	95%	50%	140%	92%	50%	140%	89%	50%	140%
Diuron	1	TW	< 10	< 10	NA	< 10	79%	50%	140%	88%	50%	140%	101%	50%	140%
Triallate	1	TW	< 1	< 1	NA	< 1	87%	50%	140%	100%	50%	140%	90%	50%	140%
Triazine Pesticides [water]															
Trifluralin			< 1.0	< 1.0	NA	< 1.0	67%	50%	140%	78%	50%	140%	90%	50%	140%
Simazine			< 1.0	< 1.0	NA	< 1.0	78%	50%	140%	75%	50%	140%	88%	50%	140%
Metribuzin			< 0.25	< 0.25	NA	< 0.25	78%	50%	140%	84%	50%	140%	91%	50%	140%

AGAT QUALITY ASSURANCE REPORT (V1)

Page 23 of 39

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. RPDs calculated using raw data. The RPD may not be reflective of duplicate values shown, due to rounding of final results.

Results relate only to the items tested. Results apply to samples as received.



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Quality Assurance

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Trace Organics Analysis (Continued)

RPT Date: Feb 21, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Prometryne			< 0.25	< 0.25	NA	< 0.25	79%	50%	140%	88%	50%	140%	83%	50%	140%
Metolachlor			< 0.11	< 0.11	NA	< 0.11	89%	50%	140%	80%	50%	140%	86%	50%	140%
Alachlor			< 0.5	< 0.5	NA	< 0.5	97%	50%	140%	90%	50%	140%	89%	50%	140%
Phenoxy Acid Herbicides (Water)															
2,4-D		TW	< 0.5	< 0.5	NA	< 0.5	92%	50%	140%	90%	50%	140%	80%	50%	140%
2,4,5-T		TW	< 0.5	< 0.5	NA	< 0.5	90%	50%	140%	75%	50%	140%	77%	50%	140%
Dicamba		TW	< 0.5	< 0.5	NA	< 0.5	90%	50%	140%	90%	50%	140%	90%	50%	140%
Picloram		TW	< 0.5	< 0.5	NA	< 0.5	94%	50%	140%	85%	50%	140%	79%	50%	140%
Diclofop-methyl		TW	< 0.5	< 0.5	NA	< 0.5	92%	50%	140%	104%	50%	140%	104%	50%	140%
Bromoxynil		TW	< 0.3	< 0.3	NA	< 0.3	95%	50%	140%	87%	50%	140%	NA	50%	140%
MCPA		TW	< 5.0	< 5.0	NA	< 5.0	90%	50%	140%	90%	50%	140%	88%	50%	140%
Haloacetic Acids in Water															
Monobromoacetic Acid	5634686	5634686	1.85	2.01	NA	< 0.5	103%	70%	130%	61%	60%	130%	70%	70%	130%
Monochloroacetic Acid	5634686	5634686	< 0.5	< 0.5	NA	< 0.5	103%	70%	130%	61%	60%	130%	70%	70%	130%
Dichloroacetic Acid	5634686	5634686	5.26	5.48	4.1%	< 0.5	96%	70%	130%	83%	60%	130%	118%	70%	130%
Dibromoacetic Acid	5634686	5634686	< 0.5	< 0.5	NA	< 0.5	104%	70%	130%	78%	60%	130%	86%	70%	130%
Trichloroacetic Acid	5634686	5634686	6.0	6.08	1.3%	< 0.5	93%	70%	130%	73%	60%	130%	86%	70%	130%
Bromochloroacetic Acid	5634686	5634686	1.11	1.23	NA	< 0.5	118%	70%	130%	91%	60%	130%	100%	70%	130%
Chlorophenols by GC-MS (Water)															
2,4,6-Trichlorophenol			< 0.2	< 0.2	NA	< 0.2	78%	50%	140%	89%	50%	140%	89%	50%	140%
2,4-Dichlorophenol			< 0.3	< 0.3	NA	< 0.3	89%	50%	140%	75%	50%	140%	90%	50%	140%
Pentachlorophenol			< 0.5	< 0.5	NA	< 0.5	90%	50%	140%	76%	50%	140%	93%	50%	140%
2,3,4,6-Tetrachlorophenol			< 0.5	< 0.5	NA	< 0.5	90%	50%	140%	78%	50%	140%	83%	50%	140%
Base Neutrals and Acids [Water]															
Benzo(a)pyrene			< 0.01	< 0.01	NA	< 0.01	89%	50%	140%	90%	50%	140%	93%	50%	140%

Comments: When the average of the sample and duplicate results is less than 5x the RDL, the Relative Percent Difference (RPD) will be indicated as Not Applicable (NA).

Certified By: _____



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Quality Assurance

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Ultra Trace Analysis

RPT Date: Feb 21, 2024			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	
Dioxins and Furans (Water) WHO 2005																
2,3,7,8-Tetra CDD	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	100%	70%	130%	NA	70%	130%	
1,2,3,7,8-Penta CDD	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	103%	70%	130%	NA	70%	130%	
1,2,3,4,7,8-Hexa CDD	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	98%	70%	130%	NA	70%	130%	
1,2,3,6,7,8-Hexa CDD	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	104%	70%	130%	NA	70%	130%	
1,2,3,7,8,9-Hexa CDD	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	98%	70%	130%	NA	70%	130%	
1,2,3,4,6,7,8-Hepta CDD	1	NA	NA	NA	NA	0.4	NA	70%	130%	101%	70%	130%	NA	70%	130%	
Octa CDD	1	NA	NA	NA	NA	0.6	NA	70%	130%	100%	70%	130%	NA	70%	130%	
2,3,7,8-Tetra CDF	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	110%	70%	130%	NA	70%	130%	
1,2,3,7,8-Penta CDF	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	94%	40%	130%	NA	70%	130%	
2,3,4,7,8-Penta CDF	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	99%	70%	130%	NA	70%	130%	
1,2,3,4,7,8-Hexa CDF	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	98%	70%	130%	NA	70%	130%	
1,2,3,6,7,8-Hexa CDF	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	101%	70%	130%	NA	70%	130%	
2,3,4,6,7,8-Hexa CDF	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	102%	70%	130%	NA	70%	130%	
1,2,3,7,8,9-Hexa CDF	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	99%	70%	130%	NA	70%	130%	
1,2,3,4,6,7,8-Hepta CDF	1	NA	NA	NA	NA	0.2	NA	70%	130%	105%	70%	130%	NA	70%	130%	
1,2,3,4,7,8,9-Hepta CDF	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	115%	70%	130%	NA	70%	130%	
Octa CDF	1	NA	NA	NA	NA	< 0.1	NA	70%	130%	95%	70%	130%	NA	70%	130%	
13C-2,3,7,8-TCDF	1	NA	NA	NA	0.0%	75	NA	30%	140%	81%	30%	140%	NA	30%	140%	
13C-1,2,3,7,8-PeCDF	1	NA	NA	NA	0.0%	89	NA	30%	140%	95%	30%	140%	NA	30%	140%	
13C-2,3,4,7,8-PeCDF	1	NA	NA	NA	0.0%	87	NA	30%	140%	89%	30%	140%	NA	30%	140%	
13C-1,2,3,4,7,8-HxCDF	1	NA	NA	NA	0.0%	88	NA	30%	140%	91%	30%	140%	NA	30%	140%	
13C-1,2,3,6,7,8-HxCDF	1	NA	NA	NA	0.0%	91	NA	30%	140%	93%	30%	140%	NA	30%	140%	
13C-2,3,4,6,7,8-HxCDF	1	NA	NA	NA	0.0%	87	NA	30%	140%	92%	30%	140%	NA	30%	140%	
13C-1,2,3,7,8,9-HxCDF	1	NA	NA	NA	0.0%	87	NA	30%	140%	89%	30%	140%	NA	30%	140%	
13C-1,2,3,4,6,7,8-HpCDF	1	NA	NA	NA	0.0%	85	NA	30%	140%	85%	30%	140%	NA	30%	140%	
13C-1,2,3,4,7,8,9-HpCDF	1	NA	NA	NA	0.0%	77	NA	30%	140%	71%	30%	140%	NA	30%	140%	
13C-2,3,7,8-TCDD	1	NA	NA	NA	0.0%	80	NA	30%	140%	86%	30%	140%	NA	30%	140%	
13C-1,2,3,7,8-PeCDD	1	NA	NA	NA	0.0%	90	NA	30%	140%	88%	30%	140%	NA	30%	140%	
13C-1,2,3,4,7,8-HxCDD	1	NA	NA	NA	0.0%	92	NA	30%	140%	97%	30%	140%	NA	30%	140%	
13C-1,2,3,6,7,8-HxCDD	1	NA	NA	NA	0.0%	89	NA	30%	140%	93%	30%	140%	NA	30%	140%	
13C-1,2,3,4,6,7,8-HpCDD	1	NA	NA	NA	0.0%	90	NA	30%	140%	88%	30%	140%	NA	30%	140%	
13C-OCDD	1	NA	NA	NA	0.0%	82	NA	30%	140%	84%	30%	140%	NA	30%	140%	

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Results relate only to the items tested. Results apply to samples as received.



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Quality Assurance

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Ultra Trace Analysis (Continued)

RPT Date: Feb 21, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE				
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

Comments: NA : Non applicable.

If the RPD value is NA, the results of the duplicates are under 5X the RDL and will not be calculated.

NA as the percentage of recovery for the matrix spike indicates that the result is not provided due to the heterogeneity of the sample or the spiked analyte concentration was lower than the matrix contribution.

NA in the spike blank or CRM indicates that it is not required by the procedure.

Presence of a small contamination in the method blank. The method blank has been subtracted from the samples.

Certified By: _____



[Signature]



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AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

ATTENTION TO: Allan Rodie

SAMPLING SITE:

SAMPLED BY: Allan Rodie

Water Analysis															
RPT Date: Feb 21, 2024			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE		MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Total Metals in Water (including Sodium) (mg/L)															
Total Aluminum	5644257		0.222	0.240	7.8%	< 0.010	94%	70%	130%	94%	80%	120%	94%	70%	130%
Total Antimony	5644257		<0.003	<0.003	NA	< 0.003	105%	70%	130%	108%	80%	120%	106%	70%	130%
Total Arsenic	5644257		<0.003	<0.003	NA	< 0.003	98%	70%	130%	98%	80%	120%	94%	70%	130%
Total Barium	5644257		0.130	0.133	2.3%	< 0.002	101%	70%	130%	109%	80%	120%	112%	70%	130%
Total Boron	5644257		0.439	0.436	0.7%	< 0.010	107%	70%	130%	110%	80%	120%	99%	70%	130%
Total Cadmium	5644257		0.0001	0.0006	NA	< 0.0001	99%	70%	130%	97%	80%	120%	90%	70%	130%
Total Chromium	5644257		<0.003	<0.003	NA	< 0.003	98%	70%	130%	92%	80%	120%	83%	70%	130%
Total Copper	5644257		0.007	0.012	NA	< 0.002	99%	70%	130%	91%	80%	120%	78%	70%	130%
Total Iron	5644257		4.11	4.74	14.2%	< 0.050	103%	70%	130%	100%	80%	120%	95%	70%	130%
Total Lead	5644257		0.0085	0.0090	5.7%	< 0.0005	97%	70%	130%	99%	80%	120%	89%	70%	130%
Total Manganese	5644257		0.470	0.527	11.4%	< 0.002	94%	70%	130%	92%	80%	120%	89%	70%	130%
Total Selenium	5644257		0.002	0.002	NA	< 0.002	101%	70%	130%	87%	80%	120%	92%	70%	130%
Total Uranium	5644257		0.0022	0.0023	NA	< 0.0005	98%	70%	130%	109%	80%	120%	102%	70%	130%
Total Zinc	5644257		0.025	<0.020	NA	< 0.020	98%	70%	130%	82%	80%	120%	86%	70%	130%
Total Mercury	5634668		<0.0001	<0.0001	NA	< 0.0001	103%	70%	130%	102%	80%	120%	92%	70%	130%
Total Sodium	5644257		75.3	82.3	8.9%	< 0.10	101%	70%	130%	108%	80%	120%	113%	70%	130%
(Water) Inorganic Chemistry															
Alkalinity (as CaCO3)	5634767		80	81	1.2%	< 5	105%	80%	120%						
pH	5634767		6.49	6.60	1.7%	NA	99%	90%	110%						
Total Dissolved Solids	5634769		124	122	1.6%	< 10	90%	80%	120%						
Turbidity	5634767		0.9	<0.5	NA	< 0.5	89%	80%	120%						
Dissolved Organic Carbon	5637427		3.1	3.1	0.0%	< 0.5	92%	90%	110%	96%	90%	110%	91%	80%	120%
True Colour	5630894		13.2	13.3	0.8%	< 2.5	104%	90%	110%						
Cyanide, WAD	5639107		<0.002	<0.002	NA	< 0.002	105%	70%	130%	102%	80%	120%	110%	70%	130%
Fluoride	5634016		<0.05	<0.05	NA	< 0.05	105%	70%	130%	104%	80%	120%	95%	70%	130%
Nitrate as N	5634016		16.9	17.4	2.9%	< 0.05	91%	70%	130%	98%	80%	120%	83%	70%	130%
Nitrite as N	5634016		<0.05	<0.05	NA	< 0.05	92%	70%	130%	86%	80%	120%	77%	70%	130%
Chloride	5634016		38.7	40.2	3.8%	< 0.10	94%	70%	130%	102%	80%	120%	99%	70%	130%
Sulphate	5634016		224	231	3.1%	< 0.10	92%	70%	130%	100%	80%	120%	NA	70%	130%
Sulphide	5659047		<0.01	<0.01	NA	< 0.01	98%	90%	110%	101%	90%	110%	98%	80%	120%

Comments: NA signifies Not Applicable.

Duplicate NA: results are under 5X the RDL and will not be calculated.

Matrix spike NA: Spike level < native concentration. Matrix spike acceptance limits do not apply and are not calculated.

Certified By:



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CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T119195

PROJECT: 2317- Old Brock Road

ATTENTION TO: Allan Rodie

RPT Date: Feb 21, 2024		REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Sample Id	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
			Lower	Upper		Lower	Upper		Lower	Upper
Volatile Organic Compounds in Water										
Monochlorobenzene										
		85%	70%	130%	95%	130%	130%	102%	60%	140%



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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Microbiology Analysis			
Fecal Coliform	MIC-93-7000	SM 9222 D	MF/INCUBATOR
Heterotrophic Plate Count	MIC-93- 7020	SM 9215 C	INCUBATOR
Escherichia coli - DC Agar	MIC-93-7010	MOE Method E3407	MF/INCUBATOR
Total Coliforms - DC Agar	MIC-93-7010	EPA 1604	MF/INCUBATOR
Background Colony Count - DC Agar	MIC-93-7010	MOE Method E3407	MF-Incubator



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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Benzo(a)pyrene	ORG-91-5114	modified from EPA 3510C, 8270E & ON MOECC E3265	GC/MS
2-Fluorophenol	ORG-91-5114	modified from EPA 3510C, 8270E & ON MOECC E3265	GC/MS
phenol-d6 surrogate	ORG-91-5114	modified from EPA 3510C, 8270E & ON MOECC E3265	GC/MS
2,4,6-Tribromophenol	ORG-91-5114	modified from EPA 3510C, 8270E & ON MOECC E3265	GC/MS
Chrysene-d12	ORG-91-5114	modified from EPA 3510C, 8270E & ON MOECC E3265	GC/MS
Sediment			N/A
Carbofuran	ORG-91-5101	EPA 632 531.1 & MOE E3158	HPLC
Carbaryl	ORG-91-5101	EPA 632 531.1 & MOE E3158	HPLC
Diuron	ORG-91-5101	EPA 632 531.1 & MOE E3158	HPLC
Triallate	ORG-91-5101	EPA 632 531.1 & MOE E3158	HPLC
2,4,6-Trichlorophenol	ORG-91-5114	modified from EPA 3510C, 8270E & ON MOECC E3265	GC/MS
2,4-Dichlorophenol	ORG-91-5114	modified from EPA 3510C, 8270E & ON MOECC E3265	GC/MS
Pentachlorophenol	ORG-91-5114	modified from EPA 3510C, 8270E & ON MOECC E3265	GC/MS
2,3,4,6-Tetrachlorophenol	ORG-91-5114	modified from EPA 3510C, 8270E & ON MOECC E3265	GC/MS
Diquat	ORG-91-5102	EPA 549.1	HPLC
Paraquat	ORG-91-5102	EPA 549.1	HPLC
Monobromoacetic Acid	ORG-91-5121	EPA 552.3	GC ECD
Monochloroacetic Acid	ORG-91-5121	EPA 552.3	GC ECD
Dichloroacetic Acid	ORG-91-5121	EPA 552.3	GC ECD
Dibromoacetic Acid	ORG-91-5121	EPA 552.3	GC ECD
Trichloroacetic Acid	ORG-91-5121	EPA 552.3	GC ECD
Haloacetic Acids (HAA5)	ORG-91-5121	EPA 552.3	GC ECD
Bromochloroacetic Acid	ORG-91-5121	EPA 552.3	GC/ECD
2-Bromopropionic Acid	ORG-91-5121	EPA 552.3	GC/ECD
Phorate	ORG-91-5103	modified from EPA SW-846 3510C, 8141B & 8270E	GC/MS
Dimethoate	ORG-91-5103	modified from EPA SW-846 3510C, 8141B & 8270E	GC/MS
Terbufos	ORG-91-5103	modified from EPA SW-846 3510C, 8141B & 8270E	GC/MS
Diazinon	ORG-91-5103	modified from EPA SW-846 3510C, 8141B & 8270E	GC/MS
Malathion	ORG-91-5103	modified from EPA SW-846 3510C, 8141B & 8270E	GC/MS
Chlorpyrifos	ORG-91-5103	modified from EPA SW-846 3510C, 8141B & 8270E	GC/MS
Azinphos-methyl	ORG-91-5103	modified from EPA SW-846 3510C, 8141B & 8270E	GC/MS
Triphenyl phosphate (surr)	ORG-91-5103	modified from EPA SW-846 3510C, 8141B & 8270E	GC/MS
2,4-D	ORG-91-5110	modified from EPA 515.2, EPA SW-846 8151A	GC/ECD
2,4,5-T	ORG 5510	EPA SW846 8151A	GC/ECD



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Dicamba	ORG-91-5110	modified from EPA 515.2, EPA SW-846 8151A	GC/ECD
Picloram	ORG-91-5110	modified from EPA 515.2, EPA SW-846 8151A	GC/ECD
Diclofop-methyl	ORG-91-5110	modified from EPA 515.2, EPA SW-846 8151A	GC/ECD
Bromoxynil	ORG-91-5110	modified from EPA 515.2, EPA SW-846 8151A	GC/ECD
MCPA	ORG-91-5110	modified from EPA 515.2, EPA SW-846 8151A	GC/ECD
DCAA	ORG-91-5110	EPA SW-846 8151	GC/ECD
PCBs	ORG-91-5112	EPA SW-846 3510 & 8082	GC/ECD
Decachlorobiphenyl	ORG-91-5112	EPA SW-846 3510 & 8082	GC/ECD
Trifluralin	ORG-91-5104	EPA SW-846 3510C, 8270D & MOE E3121	GC/MS
Simazine	ORG-91-5104	EPA SW-846 3510C, 8270D & MOE E3121	GC/MS
Metribuzin	ORG-91-5104	EPA SW-846 3510C, 8270D & MOE E3121	GC/MS
Prometryne	ORG-91-5104	EPA SW-846 3510C, 8270D & MOE E3121	GC/MS
Metolachlor	ORG-91-5104	EPA SW-846 3510C, 8270D & MOE E3121	GC/MS
Alachlor	ORG-91-5104	EPA SW-846 3510C, 8270D & MOE E3121	GC/MS
Atrazine + N-dealkylated metabolites	ORG 5504	EPA SW-846 3510c & 8270 & MOE E3121	GC/MS
Triphenyl phosphate (surr)	ORG-91-5104	EPA SW-846 3510C, 8270D & MOE E3121	GC/MS
Benzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromoform	VOL 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chloroform	VOL 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Dichloromethane	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Monochlorobenzene		EPA 8260B & EPA 5030B	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS



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Trichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Vinyl Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
m & p-Xylene	VOL 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
o-Xylene	VOL 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS



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Ultra Trace Analysis			
2,3,7,8-Tetra CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,7,8-Penta CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,7,8-Hexa CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,6,7,8-Hexa CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,7,8,9-Hexa CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,6,7,8-Hepta CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Octa CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
2,3,7,8-Tetra CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,7,8-Penta CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
2,3,4,7,8-Penta CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,7,8-Hexa CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,6,7,8-Hexa CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
2,3,4,6,7,8-Hexa CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,7,8,9-Hexa CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,6,7,8-Hepta CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,7,8,9-Hepta CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Octa CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total Tetra CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total Penta CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total Hexa CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total Hepta CDD	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total PCDDs	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total Tetra CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total Penta CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total Hexa CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total Hepta CDF	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total PCDFs	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC



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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
2,3,7,8-Tetra CDD (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,7,8-Penta CDD (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,7,8-Hexa CDD (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,6,7,8-Hexa CDD (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,7,8,9-Hexa CDD (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,6,7,8-Hepta CDD (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Octa CDD (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
2,3,7,8-Tetra CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,7,8-Penta CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
2,3,4,7,8-Penta CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,7,8-Hexa CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,6,7,8-Hexa CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
2,3,4,6,7,8-Hexa CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,7,8,9-Hexa CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,6,7,8-Hepta CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
1,2,3,4,7,8,9-Hepta CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Octa CDF (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
Total PCDDs and PCDFs (TEQ)	HR-151-5400F	CEAEQ MA.400-DF 1.1; USEPA 1613,1311; EPSI/RM/19	APGC
13C-2,3,7,8-TCDF	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-1,2,3,7,8-PeCDF	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-2,3,4,7,8-PeCDF	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-1,2,3,4,7,8-HxCDF	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-1,2,3,6,7,8-HxCDF	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-2,3,4,6,7,8-HxCDF	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-1,2,3,7,8,9-HxCDF	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-1,2,3,4,6,7,8-HpCDF	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-1,2,3,4,7,8,9-HpCDF	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-2,3,7,8-TCDD	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC



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13C-1,2,3,7,8-PeCDD	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-1,2,3,4,7,8-HxCDD	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-1,2,3,6,7,8-HxCDD	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-1,2,3,4,6,7,8-HpCDD	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC
13C-OCDD	HR-151-5400F	CEAEQ MA.400 - DF 1.0; USEPA 1613	APGC



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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Water Analysis			
Alkalinity (as CaCO ₃)	INOR-93-6000	Modified from SM 2320 B	PC TITRATE
pH	INOR-93-6000	modified from SM 4500-H+ B	PC TITRATE
Total Dissolved Solids	INOR-93-6028	modified from EPA 1684, ON MOECC E3139, SM 2540C, D	BALANCE
Turbidity	INOR-93-6000	modified from SM 2130 B	PC TITRATE
Dissolved Organic Carbon	INOR-93-6049	modified from SM 5310 B	SHIMADZU CARBON ANALYZER
True Colour	INOR-93-6074	modified from SM 2120 B	LACHAT FIA
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Fluoride	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
Nitrate as N	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
Nitrite as N	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
Chloride	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
Sulphate	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
Sulphide	INOR-93-6054	modified from SM 4500 S2- D	SPECTROPHOTOMETER
Lab Filtration DOC	SR-78-9001		FILTRATION
Hardness (as CaCO ₃) (Calculated)	MET-93-6105	modified from EPA SW-846 6010C & 200.7 & SM 2340 B	CALCULATION
Total Aluminum	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Antimony	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Arsenic	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Barium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Boron	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Cadmium	MET -93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Chromium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Copper	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Iron	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Lead	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Manganese	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Selenium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Uranium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Zinc	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Mercury	MET-93-6100	modified from EPA 245.2 and SM 3112 B	CVAAS
Total Sodium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP/MS



AGAT Laboratories

5835 Coopers Avenue
Mississauga, Ontario L4Z 1Y2
Ph: 905.712.5100 Fax: 905.712.5122
web@earth.agatlabs.com

Laboratory Use Only

Work Order #: 24T119195

Cooler Quantity: 2 large + 1 med

Arrival Temperatures: 9.2 9.5 9.4
9.3, 8.9, 8.1, 9.1 9.7 9.8

Custody Seal Intact: Yes No N/A

Notes: no ice

Turnaround Time (TAT) Required:

Regular TAT 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

3 Business Days 2 Business Days Next Business Day

OR Date Required (Rush Surcharges May Apply):

Please provide prior notification for rush TAT
*TAT is exclusive of weekends and statutory holidays

For 'Same Day' analysis, please contact your AGAT CPM

Chain of Custody Record

If this is a Drinking Water sample, please use Drinking Water Chain of Custody Form (potable water consumed by humans)

Report Information:

Company: HARDEN ENVIRONMENTAL SERVICES LTD.
Contact: Allan Rodie
Address: 4622 NASSAGAWEYA-PUSLINCH TOWNLINE
MOFFAT, ON L0P 1J0
Phone: (519) 826-0099 Fax: (519) 826-9099
Reports to be sent to:
1. Email: arodie@hardenv.com
2. Email: sdenhoed@hardenv.com

Regulatory Requirements: No Regulatory Requirement

(Please check all applicable boxes)

- Regulation 153/04
 - Table Indicate One
 - Ind/Com
 - Res/Park
 - Agriculture
 - Soil Texture: (Check One)
 - Coarse
 - Fine
- Sewer Use
 - Sanitary
 - Storm
- Regulation 558
 - CCME
 - Prov. Water Quality Objectives (PWQO)
 - Other
 - ODWS Indicate One
- Region: Indicate One
 - MISA

Is this submission for a Record of Site Condition?

Yes No

Report Guideline on Certificate of Analysis

Yes No

Sample Matrix Legend

- B Blots
- GW Ground Water
- O Oil
- P Paint
- S Soil
- SD Sediment
- SW Surface Water

Field Filtered - Metals, Hg, CYM

O. Reg 153	
Metals and Inorganics	<input type="checkbox"/> All Metals <input type="checkbox"/> 153 Metals (excl. Hydroides) <input type="checkbox"/> Hydroide Metals <input type="checkbox"/> 153 Metals (incl. Hydroides)
ORPs:	<input type="checkbox"/> B-HWS <input type="checkbox"/> Cl <input type="checkbox"/> CN <input type="checkbox"/> Cl ⁺ <input type="checkbox"/> EC <input type="checkbox"/> FOC <input type="checkbox"/> Hg <input type="checkbox"/> pH <input type="checkbox"/> SAR
Full Metals Scan	
Regulation/Custom Metals	
Nutrients:	<input type="checkbox"/> TP <input type="checkbox"/> NH ₄ <input type="checkbox"/> TN <input type="checkbox"/> NO ₃ <input type="checkbox"/> NO ₂ <input type="checkbox"/> NO _x <input type="checkbox"/> NO ₃ -NO ₂
Volatiles:	<input type="checkbox"/> VOC <input type="checkbox"/> BTEX <input type="checkbox"/> THM
PHCs F1 - F4	
ABNS	
PAHs	
PCBs:	<input type="checkbox"/> Total <input type="checkbox"/> Aroclors
Organochlorine Pesticides	
TCUP:	<input type="checkbox"/> MMA <input type="checkbox"/> MMS <input type="checkbox"/> ABNS <input type="checkbox"/> B(a)P <input type="checkbox"/> PCBs
Sewer Use	
<u>City of Hamilton Water Supply</u>	

Project Information:

Project: 2317 - OLD BROCK ROAD
Site Location:
Sampled By: Allan Rodie
AGAT Quote #: 16868917566 PO:
Please note: if quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes No

Company: HARDEN ENVIRONMENTAL SERVICES LTD.
Contact: Marianne Embro / Allan Rodie
Address:
Email: admin@hardenv.com | arodie@hardenv.com

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/Special Instructions	Y/N	Metals and Inorganics	ORPs	Full Metals Scan	Regulation/Custom Metals	Nutrients	Volatiles	PHCs F1 - F4	ABNS	PAHs	PCBs	Organochlorine Pesticides	TCUP	Sewer Use
<u>W1</u>	<u>2-8-24</u>	<u>1500</u>	<u>49</u>	<u>GW</u>	<u>See attached NO quote for analysis required</u>	<u>NO</u>													

Sample Relinquished By (Print Name and Sign): <u>Allan Rodie</u>	Date: <u>2-8-24</u>	Time: <u>1640</u>	Sample Received By (Print Name and Sign): <u> </u>	Date: <u>Feb 8</u>	Time: <u>4:50 PM</u>
Sample Relinquished By (Print Name and Sign):	Date:	Time:	Sample Received By (Print Name and Sign):	Date:	Time:
Sample Relinquished By (Print Name and Sign):	Date:	Time:	Sample Received By (Print Name and Sign):	Date:	Time:

SGS Canada Inc.

P.O. Box 4300 - 185 Concession St.
 Lakefield - Ontario - KOL 2H0
 Phone: 705-652-2000 FAX: 705-652-6365

27-February-2024

AGAT Laboratories - Mississauga

Attn : Gurleen Nanuan

5835 Coopers Avenue
 Mississauga, ON
 L4Z 1Y2, Canada

Phone: 905-712-5100
 Fax:

Date Rec. : 12 February 2024
LR Report: CA13496-FEB24
Reference: PO#: 219686 - AGAT Job #: 24T119195

Copy: #1

CERTIFICATE OF ANALYSIS

Final Report

Analysis	1: Analysis Start Date	2: Analysis Start Time	3: Analysis Completed Date	4: Analysis Completed Time	5: MAC	6: AO/OG	7: MDL	8: NR W1-5635992
Sample Date & Time								08-Feb-24 15:00
Temperature Upon Receipt [°C]	---	---	---	---	---	---	---	4.0
Bromate [mg/L]	13-Feb-24	08:56	21-Feb-24	13:03	0.01	---	0.005	<0.005
Chlorite [mg/L]	13-Feb-24	08:56	21-Feb-24	13:03	1	---	0.01	<0.01
Chlorate [mg/L]	22-Feb-24	07:59	26-Feb-24	16:45	1	---	0.01	0.02
Nitrosodimethylamine (NDMA) [ug/L]	16-Feb-24	08:40	21-Feb-24	12:59	0.009	---	0.0009	<0.0009
Nitritriacetic acid (NTA) [mg/L]	20-Feb-24	06:40	22-Feb-24	10:24	0.4	---	0.03	<0.03
Total Kjeldahl Nitrogen (N) [mg/L]	12-Feb-24	22:04	13-Feb-24	10:38	---	---	0.05	< 0.05
Ammonia+Ammonium (N) [mg/L]	13-Feb-24	17:06	14-Feb-24	11:09	---	---	0.04	< 0.04
Organic Nitrogen [mg/L]	12-Feb-24	22:04	14-Feb-24	11:09	---	0.15	0.05	< 0.05
Glyphosate [ug/L]	13-Feb-24	12:35	15-Feb-24	15:24	280	---	1	<1
Methane [L/m3]	13-Feb-24	07:50	13-Feb-24	12:36	---	3	0.02	<0.02
Microcystin (Quantitative) [ug/L]	14-Feb-24	10:25	15-Feb-24	14:45	1.5	---	0.1	<0.1

MAC - Maximum Acceptable Concentration
 AO/OG - Aesthetic Objective / Operational Guideline
 MDL - SGS Method Detection Limit
 NR - Not regulated under applicable Provincial drinking water regulations as per client.

Method Descriptions

Parameter	Description	SGS Method Code	Reference Method Code
Ammonia+Ammonium (N)	NH3+NH4 by Skalar - drinking water to MDL	ME-CA-[ENV]SFA-LAK-AN-007	SM 4500
Bromate	Bromate by Ion Chromatography	ME-CA-[ENV]IC-LAK-AN-006	EPA317
Chlorate	Chlorate by Ion Chromatography	ME-CA-[ENV]IC-LAK-AN-006	EPA317
Chlorite	Chlorite by Ion Chromatography	ME-CA-[ENV]IC-LAK-AN-006	EPA317
Glyphosate	Glyphosate by Ion Chromatography	ME-CA-[ENV]IC-LAK-AN-003	EPA547
Methane	Methane wtr	ME-CA-[ENV]GC-LAK-AN-014	In-House
Microcystin (Quantitative)	Microcystin (quantitative using ELISA)	ME-CA-[ENV]MIC-LAK-AN-014	OMOE MCYST-3469
Nitritriacetic acid (NTA)	NTA wtr	ME-CA-[ENV]GC-LAK-AN-007	In-House
Nitrosodimethylamine (NDMA)	NDMA wtr - low level - 2L	ME-CA-[ENV]IC-LAK-AN-011	EPA 521

SGS Canada Inc.

P.O. Box 4300 - 185 Concession St.
 Lakefield - Ontario - KOL 2H0
 Phone: 705-652-2000 FAX: 705-652-6365

LR Report : CA13496-FEB24

Parameter	Description	SGS Method Code	Reference Method Code
Organic Nitrogen	TKN-NH3 = Org N	calculation	
Total Kjeldahl Nitrogen (N)	Tot. kjeldahl Nitrogen by Skalar - drinking wate	ME-CA-[ENV]SFA-LAK-AN-002	SM 4500-N C/4500-NO3- F

Kimberley Didsbury
 Project Specialist,
 Environment, Health & Safety

SGS Canada Inc.
P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - KOL 2HO
Phone: 705-652-2000 FAX: 705-652-6365

LR Report : CA13496-FEB24

Quality Control Report

Organic Analysis													
Parameter	Reporting Limit	Unit	Method Blank	Duplicate				LCS / Spike Blank			Matrix Spike / Reference Material		
				Result 1	Result 2	RPD	Acceptance Criteria	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
							%		Low	High		Low	High
<i>Glyphosate - QCBatchID: DIO0287-FEB24</i>													
Glyphosate	1	ug/L	<1			ND	30	102	70	130	112	70	130
<i>Methane - QCBatchID: GCM0172-FEB24</i>													
Methane	0.02	L/m3	< 0.02			ND	30	97	70	130	NSS	70	130
<i>NDMA - QCBatchID: DIO6003-FEB24</i>													
Nitrosodimethylamine (NDMA)	0.0009	ug/L	<0.0009			0.4	30	108	70	130			
<i>NTA - QCBatchID: GCM0261-FEB24</i>													
Nitritotriacetic acid (NTA)	0.03	mg/L	< 0.03			ND	30	112	80	120			
Inorganic Analysis													
Parameter	Reporting Limit	Unit	Method Blank	Duplicate				LCS / Spike Blank			Matrix Spike / Reference Material		
				Result 1	Result 2	RPD	Acceptance Criteria	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
							%		Low	High		Low	High
<i>Ammonia by SFA - QCBatchID: SKA0111-FEB24</i>													
Ammonia+Ammonium (N)	0.04	mg/L	<0.04			ND	10	101	90	110	83	75	125
<i>Disinfection Byproducts by IC - QCBatchID: DIO0277-FEB24</i>													
Bromate	0.005	mg/L	<0.005			ND	20	99	80	120	87	75	125
Chlorite	0.01	mg/L	<0.01			ND	20	96	80	120	105	75	125
<i>Disinfection Byproducts by IC - QCBatchID: DIO0503-FEB24</i>													
Chlorate	0.01	mg/L	<0.01			10	20	92	80	120	79	75	125
<i>Total Nitrogen - QCBatchID: SKA0099-FEB24</i>													
Total Kjeldahl Nitrogen (N)	0.05	mg/L	<0.05			2	10	95	90	110	75	75	125
Microbiological													
Parameter	Method Blank	Duplicate											
<i>Microbiology - QCBatchID: BAC9178-FEB24</i>													
Microcystin (Quantitative)	0.1#<MDL	ND											



Your P.O. #: 219677
Your Project #: 24T119195
Your C.O.C. #: n/a

Attention: Gurleen Nanuan

AGAT Laboratories
5835 Coopers Ave
Mississauga, ON
CANADA L4Z 1Y2

Report Date: 2024/02/29
Report #: R8047613
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C440528

Received: 2024/02/09, 10:37

Sample Matrix: Water
Samples Received: 1

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Gross Alpha and Gross Beta	1	N/A	2024/02/26	BQL SOP-00008	GFPC

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.



Your P.O. #: 219677
Your Project #: 24T119195
Your C.O.C. #: n/a

Attention: Gurleen Nanuan

AGAT Laboratories
5835 Coopers Ave
Mississauga, ON
CANADA L4Z 1Y2

Report Date: 2024/02/29
Report #: R8047613
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C440528

Received: 2024/02/09, 10:37

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Mayank Nigam, Project Manager
Email: Mayank.Nigam@bureauveritas.com
Phone# (905) 826-3080

=====
This report has been generated and distributed using a secure automated process.
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For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.



BUREAU
VERITAS

Bureau Veritas Job #: C440528

Report Date: 2024/02/29

AGAT Laboratories

Client Project #: 24T119195

Your P.O. #: 219677

RESULTS OF ANALYSES OF WATER

Bureau Veritas ID		YIM332		
Sampling Date		2024/02/08 15:00		
COC Number		n/a		
	UNITS	W1 - 5635992	RDL	QC Batch
Gross Alpha	Bq/L	0.20	0.10	9232335
Gross Beta	Bq/L	<0.10	0.10	9232335
RDL = Reportable Detection Limit				
QC Batch = Quality Control Batch				



**BUREAU
VERITAS**

Bureau Veritas Job #: C440528
Report Date: 2024/02/29

AGAT Laboratories
Client Project #: 24T119195
Your P.O. #: 219677

GENERAL COMMENTS

Results relate only to the items tested.



BUREAU
VERITAS

Bureau Veritas Job #: C440528
Report Date: 2024/02/29

AGAT Laboratories
Client Project #: 24T119195
Your P.O. #: 219677

QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
9232335	JK2	Spiked Blank	Gross Alpha	2024/02/26		108	%	60 - 140
			Gross Beta	2024/02/26		87	%	70 - 130
9232335	JK2	Method Blank	Gross Alpha	2024/02/26	<0.10		Bq/L	
			Gross Beta	2024/02/26	<0.10		Bq/L	
9232335	JK2	RPD	Gross Alpha	2024/02/26	NC		%	N/A
			Gross Beta	2024/02/26	NC		%	N/A

N/A = Not Applicable

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).



BUREAU
VERITAS

Bureau Veritas Job #: C440528

Report Date: 2024/02/29

AGAT Laboratories

Client Project #: 24T119195

Your P.O. #: 219677

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

Danish Samad, MSc., C.Chem, Miss.-Kitimat, Laboratory Supervisor

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.



York-Durham Regional Environmental Laboratory

901 McKay Road
Pickering, ON L1W 3A3
Phone (905)686-0041 Fax (905)686-0664



LABORATORY ANALYSIS REPORT

Work Order #: 118527 **Work ID:** REL24-542

Description: 24T119195

Client: AGAT Labs **Report To:** Gurleen Nunuan
AGAT Labs
Mississauga, ON

Profile: AGAT Mississauga

Sampled By: Andy Tran

Sample Count: 1

Authorized by: Jennifer Koene-Fenton, Laboratory Superintendent

Analytical Results

Lab ID: 11852701	Sample ID: W1	Criteria: N/A	Date Received: 2/9/2024
Matrix: Water	Location: 5635992 zq		Date Collected: 2/8/2024
Type: Ground Water	Description:		

Parameter	Results	Units	MDL	RDL	DF	Limit	Prepared	Analyzed	C
GEOMIB (RELO-36)									
2,3,6-Trichloroanisole	<5	ng/L	1	5	1		02/09/2024	02/09/2024	
2,4,6-Trichloroanisole	<5	ng/L	1	5	1		02/09/2024	02/09/2024	
2-isobutyl-3-methoxypyrazine	<5	ng/L	0.7	5	1		02/09/2024	02/09/2024	
2-isopropyl-3-methoxypyrazine	<5	ng/L	1	5	1		02/09/2024	02/09/2024	
Geosmin	<2	ng/L	0.9	2	1		02/09/2024	02/09/2024	
MIB (2-methylisoborneol)	<2	ng/L	1	2	1		02/09/2024	02/09/2024	

Report Date: 2/12/2024 4:10:24 PM

Report ID: 118527-5327642

Page 1 of 2

The results pertain to the items tested and apply to the sample as received. This report shall not be reproduced, except in full, without the written consent of York-Durham Regional Environmental Laboratory. All supporting analytical information including measurement uncertainty is available upon request. The statement of conformity is based on simple acceptance, whether the result is within or outside the acceptance limits. The uncertainty is not taken into account in the statement of conformity. The end user is responsible for determining conformity.

Legend: MDL = Method Detection Limit; RDL = Reporting Detection Limit; MU = Measurement Uncertainty; < or ND = Less Than or Non-detect; ^ = Result outside limit; Limit = MAC; DF = Dilution Factor; OG = Operational Guideline; AO = Aesthetic Objective; HC = Health Canada; C = Comment; * = Comment Present



York-Durham Regional Environmental Laboratory

901 McKay Road
 Pickering, ON L1W 3A3
 Phone (905)686-0041 Fax (905)686-0664



LABORATORY ANALYSIS REPORT

Work Order #: 118527

Work ID:

REL24-542

Page 1 of 1

York-Durham Regional Environmental Laboratory
 901 McKay Road, Pickering ON L1W 3A3 Toll Free: 1-877-551-8877 Local: 905-686-0041
 Fax: 905-686-0664 Email: rel@durham.ca Web: www.durham.ca

REL24-542

**Non-regulated Water,
 Wastewater, Biosolid, Soil
 Chain of Custody Form**

Client Information				Invoice To (leave blank if same as Client)				Report to (email address)									
Company Name: AGAT Laboratories				Company:				1) ramnarain@agatlabs.com *									
Facility Name: AGAT Laboratories				Quote #:				2) Nanvan@agatlabs.com *									
Facility Address: 5835 Coopers Avenue, MISS, ON L4Z 1Y2				PO #:				3)									
Facility Contact: Gurleen Nanuan; Neil Ramnarain				Tel: 905-712-5062				4)									
Email: nanuan@agatlabs.com; ramnarain@agatlabs.com				Standard Turnaround Time (TAT) is 10 business days <input type="checkbox"/> RUSH *Rush TAT requires lab approval in advance. Surcharge will apply.				5)									
Project Information (if applicable)				Description: 24T119195													
Sample(s) Information				Collection				Container				Chlorine	Apply Criteria (Y/N) (*1)				
Lab ID (lab use only)	Field ID	Location/Description/Comment(s)		Matrix	Type	mm-dd-yy	HH:MM	Test Group(s)	Type	Sent	Rec'd	Free	Total				
01	W1	5635992 2-2		W	GW	02-08-24 24-08-02	15:00	Taste and Odour	120mL Amber Glass		1			N			
* See email in LIMS confirming report recipients JC 02/12/24																	
Sampled By: Andy Tran				Tel:				(1) Select One Applicable Criteria Provide Municipality / City / Description									
Retinquished By (Print/Sign): Andy Tran <i>Andy Tran</i>				Date/Time: 02/09/2024				<input type="checkbox"/> Sanitary Sewer Use By-law <input type="checkbox"/> Storm Sewer Use By-law <input type="checkbox"/> New Water Main <input type="checkbox"/> Other									
LABORATORY USE ONLY																	
Delivery Method: Courier <input type="checkbox"/> Drop Off <input checked="" type="checkbox"/> YDREL Pickup <input type="checkbox"/>				Sorted by: Labeled by: <i>JV</i>				Checked by: <i>DO</i> Proofed by: <i>JV</i>				WO #: 118527			Date/Time: FEB 9 2024 11:10 By: <i>JV</i> Comments: Received in AGAT amber glass bottle, confirm with Marco <i>JV Feb 09/24</i>		



Stage 3 Archaeological Assessment

AhGx-819 & AhGx-820
394 Old Brock Road
Part of Lot 9, Concession 2
Geographic Township of West Flamborough
City of Hamilton

Prepared for:
Tracy Kowalchuk
394 Old Brock Road
Hamilton, Ontario
L9H 5L4

Licensee: Michael Golloher
PIFs:
P1037-0085-2021
P1037-0091-2021
Original Report



Earthworks Archaeological Services Inc.
2365 Watts Road,
Haliburton, Ontario
K0M 1S0

February 21, 2022

Executive Summary

Earthworks Archaeological Services Inc. was retained to conduct Stage 3 archaeological assessment of Precontact Indigenous archaeological sites AhGx-819 and AhGx-820 located at 394 Old Brock Road, part of Lot 9, Concession 2, Geographic Township of West Flamborough, City of Hamilton, historically part of Wentworth County, Ontario. The assessment was undertaken in support of a future severance application and was conducted as part of the requirements defined in defined in Section 3.4.4. of the *Rural Hamilton Official Plan*, which requires an archaeological assessment to be undertaken when a proposed development, site alteration, or redevelopment of lands has the potential to adversely affect areas of archaeological potential

The study area contains evidence of archaeological potential. The location of the study area in close proximity to AhHa-176, a registered archaeological site, indicates the potential for Pre-Contact Indigenous archaeological material to be identified and recovered. In summary, a Stage 2 archaeological assessment was determined to be required in order to identify and document any archaeological material that may be present. A portion of the study area is a ploughed agricultural field, and as a result, a combined test pit and pedestrian survey was determined to be required.

The Stage 3 archaeological assessments of AhGx-819, and AhGx-820 were conducted between November 5 and November 11, 2021 under professional license P1037, issued to Michael Golloher, M.Sc. (P1037) At no time were weather or lighting conditions detrimental to the observation or recovery of archaeological material

A total of 32 test units were placed and excavated across both sites at a 5 and 10 metre interval based established datum points. Each unit was excavated by hand, into the first five centimetres of subsoil. Depth varied from 20-48 centimetres. Each unit was examined for stratigraphy, cultural features, or evidence of fill, and all soil was screened through wire mesh of 6 millimetre width. As per Section 3.2.2 Standard 7 of the *Standards and Guidelines for Consultant Archaeologists*, one unit in AhGx-820, amounting to 10% of the total number of units, was screened through wire mesh of three millimetre width. All artifacts were retained and recorded by the corresponding grid unit designation. The soil stratigraphy consisted of a silty brown loam topsoil horizon overlaying an orange loam subsoil.

Based on the results of the Stage 3 archaeological assessment, the study area contains an archaeological site that has further cultural heritage value and interest. Therefore, a Stage 4 site specific archaeological mitigation is recommended AhGx-819.

The preferred method of Stage 4 mitigation is through avoidance and protection. Discussions with the proponent determined that the area is not integral to development and can be avoided. As a result, Stage 4 mitigation by avoidance and protection for AhGx-819 is recommended.

The protected area will consist of the site location and an associated 10 metre buffer. If grading or other soil disturbing activities caused by the development project extent to the edge of the area to be avoided, the proponent must erect a temporary barrier around the area to be avoided, and “no go” instructions will be issued to all on-site construction crews, engineers,



architects or others involved in the day-to-day decisions during construction. The location of the area to be avoided will be shown on all contract drawings, and will include explicit instructions to avoid that area.

During grading and other soil disturbing activities, the area to be avoided must be inspected and monitored by a licensed archaeologist to verify the effectiveness of the avoidance strategies. If alteration of the archaeological site is observed at any time during construction, the Ministry of Heritage, Sport, Tourism and Culture Industries must be notified immediately.

After completion of the grading and other soil disturbing activities, the protected area must be inspected, and a report will be required to be submitted to the Ministry on the effectiveness of the strategy in ensuring the area to be avoided remains intact.

No additional archaeological assessments are recommended for AhGx-820.

The Ministry of Heritage, Sport, Tourism and Culture Industries is requested to review this report and provide a letter indicating their satisfaction that the fieldwork and reporting for this archaeological assessment are consistent with the Ministry's 2011 *Standards and Guidelines for Consultant Archaeologists* and the terms and conditions for archaeological licences, and to enter this report into the Ontario Public Register of Archaeological Reports



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1.0 Project Context

1.1 Development Context

Earthworks Archaeological Services Inc. (Earthworks) was retained by Tracy Kowalchuck to conduct a Stage 3 archaeological assessment of Precontact Indigenous archaeological sites AhGx-819 and AhGx-820 located at 394 Old Brock Road, part of Lot 9, Concession 2, Geographic Township of West Flamborough, City of Hamilton, historically part of Wentworth County, Ontario (Map 1). The assessment was undertaken in support of a future severance application and was conducted as part of the requirements defined in defined in Section 3.4.4. of the *Rural Hamilton Official Plan*, which requires an archaeological assessment to be undertaken when a proposed development, site alteration, or redevelopment of lands has the potential to adversely affect areas of archaeological potential (City of Hamilton 2019:B.3-11).

The objectives of the Stage 3 archaeological assessment, as outlined by the Ministry of Heritage, Sport, Tourism and Culture Industries' (MHSTCI) *Standards and Guidelines for Consultant Archaeologists* (Government of Ontario 2011), are as follows:

- To determine the extent of AhGx-819 and AhGx-820 and the characteristics of the artifacts
- To collect a representative sample of artifacts
- To assess the cultural heritage value or interest of the archaeological site
- To determine the need for mitigation of development impacts and recommend appropriate strategies and future conservation.

Permission to access the property was provided by the proponent.



1.2 Historic Context

1.2.1 Pre-Contact Indigenous History

Table 1 provides a breakdown of the general culture history of southern Ontario, as based on Ellis and Ferris (1990)

Table 1: Pre-Contact Indigenous Culture History of Southern Ontario

Culture Period	Diagnostic Artifacts	Time Span (Years B.P.)	Detail
Early Paleo-Indian	Fluted Projectile Points	11,000-10,400	Nomadic caribou hunters
Late Paleo-Indian	Hi-Lo, Holcombe, Plano Projectile Points	10,400-10,000	Gradual population increase
Early Archaic	Nettling and Bifurcate Points	10,000-8,000	More localized tool sources
Middle Archaic	Brewerton and Stanly-Neville Projectile Points	8,000-4,500	Re-purposed projectile points and greater amount of endscrapers
Narrow Point Late Archaic	Lamoka and Normanskill Projectile Points	4,000-3,800	Larger site size
Broad Point Late Archaic	Genessee, Adder Orchard Projectile Points	3,800-3,500	Large bifacial tools. First evidence of houses
Small Point Late Archaic	Crawford Knoll, Innes Projectile Points	3,500-3,100	Bow and Arrow Introduction
Terminal Archaic	Hind Projectile Points	3,100-2,950	First evidence of cemeteries
Early Woodland	Meadowood Points, Cache Blades, and pop-eyed birdstones	2,950-2,400	First evidence of Vinette I Pottery
Middle Woodland	Pseudo-scallop shell	2,450-1550	Burial Mounds
	Princess Point pottery	1550-1100	First evidence of corn horticulture
Late Woodland	Levanna Point	1,100-700	Early longhouses
	Saugeen Projectile Points	700-600	Agricultural villages
	Nanticoke Notched Points	600-450	Migrating villages, tribal warfare



1.2.2 Post Contact Indigenous History

The surrounding area enters the historic record in 1626, when Father Daillon, a French missionary, spent three months in the Hamilton region attempting to conclude a trading alliance with the Neutral Confederacy. These negotiations ultimately failed due to opposition from Huron allies (White 1978:409). By 1638, the Neutral had expanded east to the Niagara River in response to a void left by the Wenro migrating to Huronia and the Erie migrating southwest. By the early 1640s, the Neutrals were engaged in large scale warfare with the Assistaeronons to the west while maintaining a neutral stance between the Huron and the League of Five Nations Iroquois. European influence in the region was generally restricted to the beaver pelt trade, and Aboriginal groups practiced a way of life that did not differ significantly from the pre-Contact period. By the late 1640's, the increasing scarcity of beaver pelts prompted the invasion of the Neutral by the League of Five Nations Iroquois. By 1651, the Neutral were destroyed and either moved west out of Ontario or they were absorbed into the League of Five Nations (Trigger 1994:57).

The region appears to have been relatively unpopulated by permanent settlements in the latter half of the seventeenth century, with much of southern Ontario used as a hunting territory by the Iroquois. However, Ojibwa groups previously thought to have settled along the northern shores of Georgian Bay and Lake Superior gradually migrated into southern Ontario, and by the late seventeenth/early eighteenth century the Mississauga had settled in the Hamilton region (Rogers 1978:761).

By 1784, the British government purchased from the Mississauga over a million hectares of land between Lake Ontario and Lake Erie, which became known as the Between the Lakes Purchase (Surtees 1994:102). The Mississauga eventually relocated to the Grand River at New Credit in 1847.

1.2.3 European Settlement History

The study area is located in the historic township of Flamborough, which was first surveyed in 1791 by Augustus Jones following the purchase of the land from the Mississauga, although some lots had already been settled by United Empire Loyalists prior to that point (Winearls 1991:500; Page and Smith 1875:11). Flamborough was divided into East and West townships in 1854 and assigned to Wentworth County following a mid nineteenth century reorganization of the county system. West Flamborough township was notable for the presence of Spencer Creek, which provided power for a number of mills, and the settlement of Crook's Hollow became a major industrial centre in early nineteenth century. Following the establishment of the towns of Dundas and Hamilton, regional economic activity gradually concentrated in these areas and Crook's Hollow fell into decline. The township has remained as a low residential



density agricultural area since that point, and was amalgamated into the City of Hamilton in 2001.

1.2.4 Land Use History of Study Area

The study area is located on Lot 9, Concession 2 in the Geographic Township of West Flamborough, which was first granted to Angus McDonell in 1797, and who sold it to John Green in 1801. Mr. Green was a United Empire Loyalist from New Jersey who had arrived in the Niagara Peninsula in 1796 before moving to West Flamborough Township and becoming a prominent proponent of early regional industry with the establishment of several mills. The Green family owned the property for several decades, gradually selling off parcels. In 1843, a 50 acre parcel that included the current study area was sold to John Marble, who sold it to James Hamilton in 1845 and who subsequently sold it to Orlando Moxley in 1848. The 1851 census lists Orlando Moxley as an American farmer of German origin residing in a one storey log house, having cleared all of his available 50 acres for agriculture (Government of Canada 1853:29,93). The Moxley family is shown as owners of the study area in the 1859 Surtees map of Wentworth County, and subsequent agricultural censuses in 1861 and 1871 also record Orlando Moxley as the owner. Thomas Dunkin was granted a mortgage for the northern section of the study area in 1874, and is listed as the owner in the 1879 *Illustrated Historical Atlas of the County of Wentworth*. The study area remained in the Moxley family until 1887, when it was sold to Joseph Randell. Analysis of historic topographic maps indicate the study area remained as agricultural land throughout the twentieth century through to the present day.

1.2.5 Historic Plaques

As per Section 1, Standard 1.1 of the *Standards and Guidelines for Consultant Archaeologists*, Earthworks consulted local historical plaques in order to inform archaeological potential and assessment strategies. No local plaques were found which related to the history of the current study area.

1.3 Archaeological Context

1.3.1 Current Conditions

The study area consists of an agricultural field with a residential lot in the southern tip.



1.3.2 Natural Environment

The study area is situated within a till moraine of the Norfolk Sand Plain Physiographic Region, a sand and silt plain deposited as a delta in glacial Lakes Whittlesey and Warren and built up during the meltwater discharge of the Grand River as the glaciers withdrew (Chapman and Putnam 1984:154). Surficial geological mapping indicates the study area consists of glaciolacustrine sand, and the soil map of the region indicates the soil of the study area consists of Grimsby Sandy Loam, a water deposited medium and fine sand belonging to the Gray-Brown Podzolic Great Soil Group (Presant et al. 1965:31)

The nearest water source is Spencer Creek, located approximately 600 metres south of the study area. Spencer Creek empties into , which runs through the centre of the study area, and drains into Spencer Creek approximately three kilometres to the southwest, which then empties into Lake Ontario approximately 7 kilometres southeast of the study area.

The study area is located within the Grimsby District of the Lake Ontario – Lake Erie Ecoregion, which itself is situated within the Mixedwood Plains Ecozone. This region encompasses 2,185,845 hectares, and contains a diverse array of flora and fauna. It characterized by a mix of Carolinian forest remnants of tulip-tree, black gum, sycamore, Kentucky coffee-tree, pawpaw, various oaks and hickories, and common hackberry, in addition to the more widespread sugar maple, American beech, white ash, eastern hemlock, and eastern white pine:

Typical mammals inhabiting this ecoregion include white-tailed deer, northern raccoon, striped skunk, and the Virginia opossum which has increased its distribution and abundance since the latter half of the 20th century. Characteristic birds include green heron, Virginia rail, Cooper's hawk, eastern kingbird, willow flycatcher, brown thrasher, yellow warbler, common yellowthroat, northern cardinal, and savannah sparrow. Wild turkey has been re-introduced into the ecoregion. Herpetofauna, is diverse, including several provincially rare species (e.g., spiny softshell turtle), as well as more frequent species such as eastern red-backed salamander, American toad, eastern gartersnake, and Midland painted turtle. Longnose gar, channel catfish, smallmouth bass, yellow perch, walleye, northern hogsucker, banded killifish, and spottail shiner are among the fish species found in the lakes and rivers in this ecoregion.

Crins et al. 2009:52

1.3.3 Known Archaeological Sites

A search of registered archaeological sites within the MHSTCI Archaeological Sites Database was conducted. A total of 30 registered archaeological sites were located within one kilometre of the study area, and AhHa-176 located within 300 metres of the study area. A summary of archaeological sites is included in Table 2.



Table 2: Summary of Registered Archaeological Sites located within one kilometre of Study Area

Borden Number	Site Name	Time Period	Affinity	Site Type
Archaeological Sites Located within Boundary of Study Area				
AhGx-818		Pre-Contact	Aboriginal	scatter
AhGx-819		Archaic, Middle	Aboriginal	camp / campsite
AhGx-820		Archaic, Early	Aboriginal	findspot
AhGx-821		Pre-Contact	Aboriginal	scatter
AhGx-822		Pre-Contact	Aboriginal	scatter
AhGx-823		Pre-Contact	Aboriginal	scatter
AhGx-824		Archaic, Late	Aboriginal	findspot
Archaeological Sites Located within 300 metres of Study Area				
AhHa-176		Pre-Contact	Aboriginal	findspot
Remaining Archaeological Sites Located within 1 kilometre of Study Area				
AhGx-393	Greenworld	Pre-Contact	Aboriginal	findspot
AhGx-394		Pre-Contact	Aboriginal	Othercamp/campsite
AhGx-631		Pre-Contact	Aboriginal	findspot
AhGx-691	Coulson Site	Post-Contact		homestead
AhGx-692	AhGx-692-P2	Archaic, Late	Aboriginal	findspot
AhGx-693		Archaic, Middle, Woodland, Early		scatter
AhGx-694	AhGx-694-P4			



Borden Number	Site Name	Time Period	Affinity	Site Type
AhGx-695	AhGx-695-P5	Woodland, Middle	Aboriginal	findspot
AhGx-696		Pre-Contact		scatter
AhGx-732		Post-Contact	Euro-Canadian	hamlet
AhGx-766	Location 1	Post-Contact, Pre-Contact	Aboriginal, Euro-Canadian	Unknown, scatter
AhGx-767	Location 2	Pre-Contact	Aboriginal	scatter
AhGx-768	Location 3	Pre-Contact	Aboriginal	scatter
AhGx-769	Location 6	Pre-Contact	Aboriginal	scatter
AhGx-770	Filman	Post-Contact	Euro-Canadian	farmstead
AhHa-122	Darnley Mill	Post-Contact	Euro-Canadian	mill
AhHa-175	John Green	Post-Contact	Euro-Canadian	cabin
AhHa-249	Ripani 1	Post-Contact	Euro-Canadian	residential
AhHa-250	Ripani 2	Archaic, Middle	Aboriginal	camp / campsite
AhHa-251	Ripani 4	Pre-Contact	Aboriginal	scatter
AhHa-252	Ripani 6	Pre-Contact	Aboriginal	camp / campsite
AhHa-253	Ripani 8	Archaic, Early	Aboriginal	scatter



1.3.4 Previous Archaeological Assessments

The study area was subject to a Stage 1 & 2 archaeological assessment by Earthworks in 2021 under PIF #: P321-0262-2021. A combined Stage 2 pedestrian and test pit survey was undertaken, resulting in the identification of 13 Pre-Contact Indigenous archaeological site locations. Archaeological sites AhGx-819 and AhGx-820 were recommended for a Stage 3 archaeological assessment. The recommendations are cited in full below:

The Stage 3 site-specific assessments of AhGx-819 and AhGx-820 will consist of the excavation of one metre test units placed on a 5 metre grid established over the sites, and based on a permanent datum to at least the accuracy of transit and tape measurements. Placing test units in unmeasured, estimated locations will not be acceptable. Additional test units, amounting to 20% of the grid unit total will be placed and excavated, focusing on areas of interest within the site extent.

Test units will be excavated by hand, in systematic levels into the first 5 centimetres of the subsoil layer, unless excavation uncovers a cultural feature. If test excavation uncovers a feature, the feature's plan will be recorded, and geotextile fabric will be placed over the unit floor prior to backfilling the test unit.

All excavated soil will be screened through mesh with an aperture of no greater than 6 millimetres, and all artifacts will be collected and recorded according to their corresponding grid unit designation. As per Section 3.2.2 Standard 7 of the Standards and Guidelines for Consultant Archaeologists, 20% of the total number of units required for AhGx-820 will need to be screened through wire mesh of 3 millimetre width.

(Earthworks 2021:19)

1.3.5 Adjacent Archaeological Assessments

The lot immediately to the west was subject to a number of archaeological assessments as part of a development of an estate subdivision. It was subject to a Stage 2 archaeological survey in 1997 by Material Culture Management Inc. under PIF #:97-052, who identified 15 isolated find spots and two historic Euro-Canadian scatters. The first scatter was considered late historic and not recommended for further assessment. The second site was registered as the John Green Site (AhHa-175) and identified as a mid-nineteenth century homestead and recommended for additional assessment (MCMI 1997:7).

In July 2014 a Controlled Surface Plot (CSP) was conducted at the John Green Site (AhHa-175) site by New Directions Archaeology Ltd Under PIF #: P018-0682-2014. This resulted in the recovery of 191 artifacts from 113 locations across the site. The surface area of AhHa-175 was



measured as 35m north-south by 75m east-west. The artifacts recovered were dominated by foodways artifacts - mainly ceramics but also a small amount of architectural debris such as glass and brick, one piece of mammal bone and a small number of clay pipe fragments.

Ceramics included fine earthenware, porcelain, refined white earthenware (RWE), vitrified white earthenware, coarse or red earthenware, stoneware and yellow ware. Decorative patterns on RWE included: edged, impressed, painted in early and late palettes, sponged and transfer printed in blue black, red and violet (NDA 2014).

In April 2015, a test unit excavation of the John Green Site (AhHa-175) site was conducted by Detritus Consulting Ltd. Under PIF #: P017-0362-2015 A total of 16 grid units were excavated at 10 metre intervals across the surface scatter, with an additional 10 units excavated in areas of interest as infill. These excavations resulted in the recovery of 517 historic Euro-Canadian artifacts and was dominated by refined white earthenware. An analysis of the artifacts from the site yielded a date of 1852, and there was sufficient cultural heritage value and interest to recommend for Stage 4 mitigation (Detritus Consulting 2015:23-24)

In June and July of 2015, a Stage 4 mitigation of the John Green Site (AhHa-175) was undertaken by Earthworks under PIF #: P310-0080-2015. A total of 35 units were block excavated, followed by mechanical topsoil removal. A total of 2254 artifacts were recovered, and 4 subsurface cultural features were identified, recorded and excavated. Excavations resulted in the conclusion that the John Green Site (AhHa-175) was associated with a structure documented in the 1875 *Illustrated Historical Atlas of Wentworth County* and owned by Frances Morden, with the artifact date range suggesting a log cabin that dated to the 1840s (Earthworks 2015).



2.0 Field Methods

The Stage 3 archaeological assessments of AhGx-819, and AhGx-820 were conducted between November 5 and November 11, 2021 under professional license P1037, issued to Michael Golloher, M.Sc. Table 3 provides a summary of Stage 3 field work conducted. The weather at the time was a mix of sun and cloud and warm. At no time were weather or lighting conditions detrimental to the observation or recovery of archaeological material. Test unit excavation followed the recommendations of the Stage 2 report cited in Section 1.3.4.

Table 3: Summary of Archaeological Fieldwork Dates

Date of Stage 3 Test Unit Excavation	PIF Number	Site
November 5, 2021	P1037-0085-2021	AhGx-820
November 9, 2021	P1037-0091-2021	AhGx-819
November 10, 2021	P1037-0091-2021	AhGx-819
November 11, 2021	P1037-0091-2021	AhGx-819

2.1 AhGx-819

Following the relocation of the surface scatter using GPS coordinates, permanent datum points were established for AhGx-819, oriented along the western boundary of the site area.

A network of five by five metre grid blocks were established across the extent of the site as determined by the extent of the surface scatter. The grid squares are referred to by the intersection coordinates of their southwest corner. Each five metre block was further subdivided into 25 one metre sub-squares and labelled sub-square 1 to 25 based on their position in relation to the southwest corner of the block. GPS UTM coordinates were recorded employing the North American Datum 83 using a Trimble Catalyst GPS unit with a sub-precision RTK subscription that allowed for a stated accuracy of 1-2 centimetres.

A total of 15 test units were placed and excavated across the site at a 10 metre interval based on the datum points (Images 1 and 2). Preliminary analysis of the recovered artifacts clearly indicated that the level of cultural heritage value or interest of the site would result in a recommendation to proceed to Stage 4 mitigation. As a result, the field work strategy was altered to follow the appropriate test unit excavation strategy in Table 3.1 of the *Standards and Guidelines for Consultant Archaeologists*, and an additional nine test units, amounting to more than 40% of the grid unit total, were placed within the areas of interest or high artifact concentration

Each unit was excavated by hand, into the first five centimetres of subsoil (Images 3 and 4). Depth varied from 20-48 centimetres. Each unit was examined for stratigraphy, cultural features, or evidence of fill, and all soil was screened through wire mesh of six millimetre width. All artifacts were retained and recorded by the corresponding grid unit designation. The soil stratigraphy consisted of a silty brown clay topsoil horizon overlaying a reddish clay subsoil

The results of the Stage 3 archaeological assessment of AhGx-819 are presented in Map 2.



2.2 AhGx-820

Following the relocation of the surface scatter using GPS coordinates, permanent datum points were established for AhGx-820, oriented along the western boundary of the site area.

A network of five by five metre grid blocks were established across the extent of the site as determined by the extent of the surface scatter. The grid squares are referred to by the intersection coordinates of their southwest corner. Each five metre block was further subdivided into 25 one metre sub-squares and labelled sub-square 1 to 25 based on their position in relation to the southwest corner of the block. GPS UTM coordinates were recorded employing the North American Datum 83 using a Trimble Catalyst GPS unit with a sub-precision RTK subscription that allowed for a stated accuracy of 1-2 centimetres.

A total of six test units were placed and excavated across the site at a 5 metre interval based on the datum points (Images 5 and 6). An additional two test units, amounting to more than 20% of the grid unit total, were placed within the areas of interest or high artifact concentration

Each unit was excavated by hand, into the first five centimetres of subsoil (Images 7 and 8). Depth varied from 27-35 centimetres. Each unit was examined for stratigraphy, cultural features, or evidence of fill, and all soil was screened through wire mesh of 6 millimetre width. As per Section 3.2.2 Standard 7 of the *Standards and Guidelines for Consultant Archaeologists*, one unit, amounting to 10% of the total number of units, was screened through wire mesh of three millimetre width. All artifacts were retained and recorded by the corresponding grid unit designation. The soil stratigraphy consisted of a silty brown loam topsoil horizon overlaying an orange loam subsoil.

The results of the Stage 3 archaeological assessment of AhGx-820 are presented in Map 3.



3.0 Record of Finds

Table 4 provides an inventory of the documentary record generated in the field.

Table 4: Information Inventory of Documentary Record

Document	Location	Description
Field Notes	Earthworks Office Project File	2 pages of notes
Photographs	Earthworks Office Project File	28 digital photographs,
Field Map	Earthworks Office Project File	2 pages
UTM Coordinates	Earthworks Office Digital File	4 Coordinates in excel file

The recovered artifacts were washed, catalogued, and analyzed and are currently stored in one banker’s box, measuring 40.0 x 31.5 x 25 centimetres at the Earthworks Corporate Storage Unit. The artifacts and documents will be stored by Earthworks until arrangements can be made to transfer them to an MHSTCI approved storage facility.

The Parks Canada’s *Database Artifact Inventory Guide* was used as a template during the cataloguing phase of artifact analysis and was modified accordingly. This guide classifies artifacts according to specific functional classes, subgroups, and types. Classes are intended to reflect related behaviour and general function-related activities. For example, Classes used include “Foodways” and include artifacts related to all aspects of food preparation, storage and consumption. Likewise, the “Architectural” class is a catch-all category for items such as brick, nails, window glass, etc. These Classes are further subdivided into Groups reflecting more specialized activities. The “Architectural” class, for example, includes groups such as construction materials, nails and window glass. Groups are then further refined into “Types”, defined by attributes that are either functionally or temporally diagnostic, and so on. By classifying archaeological material in this manner, general trends can be discerned concerning on how an area was used in the past. Lithic analysis was modelled on established morphological classification systems (Andrefsky 2005; Fisher 1989), and lithic material types were identified through the use of a low-powered stereo microscope at 40 times magnification in conjunction with macroscopic analysis. A sample of artifacts recovered from the Stage 2 survey are presented in Images 9 and 10.



3.1 Terms of Reference

This section provides definitions of the artifact terms utilized in the site artifact catalogues and descriptions.

3.1.1 *Lithic Artifact Categories*

Informal Lithic Tool: Improvised tools manufactured from expedient lithic material. Includes utilized flakes, wedges, flake burins, spurs, cores, non-diagnostic bifaces and unifaces etc.

Lithic Debitage: Represents the waste material that is discarded during the manufacture of lithic tools such as projectile points or bifaces, and can be divided into subcategories based on the lithic reduction stage:

Tertiary Flakes: representing a switch from decortication to biface thinning, these flakes are represented by small striking platforms at a 90 degree angle, with no cortex present and a large amount of dorsal scarring.

Biface thinning flakes are smaller and much thinner than initial tertiary flakes, the main difference being the acute angle of the striking platform, which can be between 40 and 60 degrees.

Flake Fragment: this is assigned to a piece of debitage that does not contain the proximal end of the flake and is missing the striking platform.

Shatter: usually consists of thick, blocky pieces of chert which lack striking platforms and ventral flake surface attributes.

3.1.2 *Lithic Material Types*

Ancaster chert: a moderate quality chert that outcrops from the Lockport Formation near Hamilton, with secondary deposits found as far east as Grimsby (Eley and von Bitter 1989).

Haldimand chert: a relatively high quality chert found within the Bois Blanc Formation which is located underneath the Onondaga Escarpment between Dunnville and Hagersville (Eley and von Bitter 1989; Fox 2009; Telford and Tarrant 1975).

Onondaga chert: a high quality chert that forms part of the Onondaga Formation, and outcrops along the north shore of Lake Erie and along the Onondaga Escarpment between Cayuga and Hagersville (Telford and Tarrant 1975). This material can also be recovered from secondary, glacial deposits across much of southwestern Ontario (Eley and von Bitter 1989; Fox 2009:361-362).



3.2 AhGx-819

The Stage 3 assessment of AhGx-819 resulted in the recovery of 216 Pre-Contact Indigenous artifacts and one faunal element from test unit excavations. Table 5 provides a summary of artifacts recovered

Table 5: Summary of Artifacts recovered from AhGx-819

Artifact Class	Artifact Group	Artifact Type	Lithic Material Type	Freq.	%	
Indigenous	Informal Lithic Tool	<i>Core</i>	Ancaster Chert	1	0.46	
		<i>Utilized Flake</i>	Onondaga Chert	1	0.46	
	Subtotal				2	0.92
	Lithic Debitage	<i>Tertiary Flake</i>	Ancaster Chert	18	8.29	
			Burnt Ancaster Chert	1	0.46	
		<i>Biface Thinning Flake</i>	Onondaga Chert	8	3.69	
			Ancaster Chert	6	2.76	
		<i>Shatter</i>	Ancaster Chert	1	0.46	
		<i>Flake Fragment</i>	Onondaga Chert	14	6.45	
			Burnt Onondaga Chert	2	0.92	
			Ancaster Chert	162	74.65	
	Burnt Ancaster Chert		1	0.46		
	Haldimand Chert	1	0.46			
	Subtotal				214	98.62
TOTAL				221	101.84	
Faunal	Bone	<i>Mammalian, Long Bone Fragment</i>		1	0.46	
TOTAL				1	0.46	
GRAND TOTAL				217	100.00	

3.3 AhGx-820

The Stage 3 assessment of AhGx-820 resulted in the recovery of 23 Pre-Contact Indigenous artifacts. Table 6 provides a summary of artifacts recovered

Table 6: Summary of Artifacts recovered from AhGx-820

Artifact Class	Artifact Group	Artifact Type	Lithic Material Type	Freq.	%
Indigenous	Lithic Debitage	<i>Tertiary Flake</i>	Ancaster Chert	2	8.70
		<i>Biface Thinning Flake</i>	Onondaga Chert	1	4.35
		<i>Flake Fragment</i>	Onondaga Chert	2	8.70
	Ancaster Chert		18	78.26	
Subtotal				23	100.00
TOTAL				23	100.00



3.4 Artifact Catalogues

Table 7: AhGx-819 Stage 3 Artifact Catalogue

Cat. #	Easting	Northing	Sub-unit	Context (TS/SS/LOT)	Depth (cm)	Artifact Class	Artifact Group	Artifact Type	Lithic Material Type	Freq.	Comment
1	315	495	1	1	0-30	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	8	
2	315	495	1	1	0-18	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	2	
3	325	500	1	1	0-18	Indigenous	Lithic Debitage	Biface Thinning Flake	Ancaster Chert	1	
4	325	500	1	1	0-18	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	9	
5	325	500	1	1	0-18	Indigenous	Lithic Debitage	Biface Thinning Flake	Onondaga Chert	2	
6	320	510	1	1	0-22	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	3	
7	320	510	1	1	0-22	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
8	300	500	1	1	0-15	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	
9	300	500	1	1	0-15	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
10	310	510	1	1	0-18	Indigenous	Lithic Debitage	Biface Thinning Flake	Ancaster Chert	1	
11	310	510	1	1	0-18	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	
12	310	510	1	1	0-18	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
13	315	490	1	1	0-23	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	12	
14	315	490	1	1	0-23	Indigenous	Lithic Debitage	Tertiary Flake	Burnt Ancaster Chert	1	
15	320	495	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	10	
16	320	495	1	1	0-25	Indigenous	Lithic Debitage	Biface Thinning Flake	Ancaster Chert	1	
17	320	495	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Burnt Onondaga Chert	1	
18	320	495	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	2	
19	330	500	1	1	0-24	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	3	
20	330	500	1	1	0-24	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
21	330	500	1	1	0-24	Indigenous	Lithic Debitage	Biface Thinning Flake	Onondaga Chert	2	
22	325	505	1	1	0-23	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	
23	320	490	1	1	0-21	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	



Cat. #	Easting	Northing	Sub-unit	Context (TS/SS/LOT)	Depth (cm)	Artifact Class	Artifact Group	Artifact Type	Lithic Material Type	Freq.	Comment
24	320	490	1	1	0-21	Indigenous	Informal Lithic Tool	Core	Ancaster Chert	1	exhausted
25	320	490	1	1	0-21	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	3	
26	320	490	1	1	0-21	Indigenous	Informal Lithic Tool	Utilized Flake	Onondaga Chert	1	
27	320	490	1	1	0-21	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
28	310	480	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	5	
29	310	480	1	1	0-25	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	2	
30	310	480	1	1	0-25	Indigenous	Lithic Debitage	Shatter	Ancaster Chert	1	
31	320	500	1	1	0-20	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	4	
32	320	500	1	1	0-20	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	5	
33	320	500	1	1	0-20	Indigenous	Lithic Debitage	Biface Thinning Flake	Onondaga Chert	1	
34	320	500	1	1	0-20	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
35	300	510	1	1	0-18	Indigenous	Lithic Debitage	Biface Thinning Flake	Ancaster Chert	1	
36	300	510	1	1	0-18	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
37	300	510	1	1	0-18	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	5	
38	310	490	1	1	0-43	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	4	
39	310	490	1	1	0-43	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
40	310	490	1	1	0-43	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	4	
41	315	485	1	1	0-23	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	
42	315	485	1	1	0-23	Indigenous	Lithic Debitage	Flake Fragment	Haldimand Chert	1	
43	300	490	1	1	0-22	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
44	330	480	1	1	0-19	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	4	
45	330	480	1	1	0-19	Indigenous	Lithic Debitage	Biface Thinning Flake	Ancaster Chert	1	
46	330	480	1	1	0-19	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
47	330	480	1	1	0-19	Indigenous	Lithic Debitage	Biface Thinning Flake	Onondaga Chert	1	



Cat. #	Easting	Northing	Sub-unit	Context (TS/SS/LOT)	Depth (cm)	Artifact Class	Artifact Group	Artifact Type	Lithic Material Type	Freq.	Comment
48	320	480	1	1	0-30	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	
49	320	505	1	1	0-18	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	18	
50	330	510	1	1	0-25	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
51	330	510	1	1	0-25	Indigenous	Lithic Debitage	Biface Thinning Flake	Ancaster Chert	1	
52	330	510	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Burnt Onondaga Chert	1	
53	330	510	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	5	
54	325	495	1	1	0-23	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	2	
55	325	495	1	1	0-23	Indigenous	Lithic Debitage	Biface Thinning Flake	Onondaga Chert	2	
56	325	495	1	1	0-23	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	2	
57	325	495	1	1	0-23	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	18	
58	325	495	1	1	0-23	Faunal	Bone	Mammalian, Long Bone Fragment		1	extremely weathered
59	330	490	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	2	
60	325	490	1	1	0-17	Indigenous	Lithic Debitage	Flake Fragment	Burnt Ancaster Chert	1	
61	325	490	1	1	0-17	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	3	
62	325	490	1	1	0-17	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	10	
63	310	500	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	1	
64	310	500	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	



Table 8: AhGh-820 Stage 3 Artifact Catalogue

Cat. #	Easting	Northing	Sub-unit	Context (TS/SS/LOT)	Depth (cm)	Artifact Class	Artifact Group	Artifact Type	Lithic Material Type	Freq.	Comment
1	300	500	13	1	0-24	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
2	300	500	13	1	0-24	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	3	
3	300	500	13	1	0-24	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
4	305	505	1	1	0-30	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
5	305	505	1	1	0-30	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	1	
6	305	500	13	1	0-29	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	
7	310	500	1	1	0-22	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	1	
8	310	500	1	1	0-22	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
9	310	505	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	1	
10	310	505	1	1	0-25	Indigenous	Lithic Debitage	Biface Thinning Flake	Onondaga Chert	1	
11	300	500	1	1	0-24	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	5	
12	305	500	1	1	0-30	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	1	



4.0 Analysis and Conclusions

4.1 AhGx-819

AhGx-819 consists of a diffuse scatter of lithic tools and debitage and indicates the presence of a small Middle Archaic campsite dating to between 7000 and 6500 B.P., based on the recovery of a Kirk Stemmed projectile point during the Stage 2 assessment of the study area (Ellis et al. 1990:81). Similar small campsites dating to the Middle Archaic have been identified on neighbouring properties, indicating a repeated occupation and use of the surrounding landscape (Earthworks 2016, 2017). The presence of informal lithic tools lithic debitage suggests a diverse array of activities took place at the site, including resource processing lithic reduction and lithic retouch activities. Additionally, the recovery of Ancaster, Onondaga, and Haldimand cherts indicates a relatively local occupation with a limited range of mobility and resource exploitation. Based on the recovered Pre-Contact Indigenous archaeological material, it is determined that AhGx-819 contains further cultural heritage value or interest. As a result, a Stage 4 archaeological mitigation is required.

4.2 AhGx-820

The Stage 3 archaeological assessment of AhGx-820 resulted in the recovery of lithic debitage associated with a potential campsite dating to the Early Archaic period circa 8900-8000 B.P. based on the recovery of a Bifurcate projectile point during the Stage 2 assessment of the study area (Ellis et al. 1990:78; Justice 1995:91). A similar projectile point was recovered during excavations at Ripani 2 (AhHa-250) on a neighbouring property, indicating the region was extensively utilized by early Indigenous inhabitants. The presence of lithic debitage suggests a diverse array of activities took place at the site, including lithic reduction and lithic retouch activities. Consultation of Section 3.4 of the *Standards and Guidelines for Consultant Archaeologists* indicates that AhGx-820 does not meet the criteria for additional cultural heritage value or interest, and no additional archaeological assessments are required.



5.0 Recommendations

Based on the results of the Stage 3 archaeological assessment, the study area contains an archaeological site that has further cultural heritage value and interest. Therefore, a Stage 4 site specific archaeological mitigation is recommended AhGx-819.

The preferred method of Stage 4 mitigation is through avoidance and protection. Discussions with the proponent determined that the area is not integral to development and can be avoided. As a result, Stage 4 mitigation by avoidance and protection for AhGx-819 is recommended.

The protected area will consist of the site location and an associated 10 metre buffer. If grading or other soil disturbing activities caused by the development project extent to the edge of the area to be avoided, the proponent must erect a temporary barrier around the area to be avoided, and “no go” instructions will be issued to all on-site construction crews, engineers, architects or others involved in the day-to-day decisions during construction. The location of the area to be avoided will be shown on all contract drawings, and will include explicit instructions to avoid that area.

During grading and other soil disturbing activities, the area to be avoided must be inspected and monitored by a licensed archaeologist to verify the effectiveness of the avoidance strategies. If alteration of the archaeological site is observed at any time during construction, the Ministry of Heritage, Sport, Tourism and Culture Industries must be notified immediately.

After completion of the grading and other soil disturbing activities, the protected area must be inspected, and a report will be required to be submitted to the Ministry on the effectiveness of the strategy in ensuring the area to be avoided remains intact.

No additional archaeological assessments are recommended for AhGx-820.

The MHSTCI is requested to review this report and provide a letter indicating their satisfaction that the fieldwork and reporting for this archaeological assessment are consistent with the Ministry’s 2011 *Standards and Guidelines for Consultant Archaeologists* and the terms and conditions for archaeological licences, and to enter this report into the Ontario Public Register of Archaeological Reports.



6.0 Advice on Compliance with Legislation

This report is submitted to the Ministry of Heritage Sport Tourism and Culture Industries as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Heritage Sport Tourism and Culture Industries, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.

It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the *Ontario Heritage Act*.

Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48(1) of the *Ontario Heritage Act*.

The *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 (when proclaimed in force) require that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48 (1) of the *Ontario Heritage Act* and may not be altered, or have artifacts removed from them, except by a person holding an archaeological licence.



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8.0 Images



Image 1: AhGx-819 Stage 3 Test Unit Excavation in Progress. Facing Southeast.



Image 2: AhGx-819 Stage 3 Test Unit Excavation in Progress. Facing Southeast.





Image 3: AhGx-819 Stage 3 Test Unit Stratigraphy. Facing Grid North.



Image 4: AhGx-819 Stage 3 Test Unit Stratigraphy. Facing Grid East.





Image 5: AhGx-820 Stage 3 Test Unit Excavation in Progress. Facing Southwest.



Image 6: AhGx-820 Stage 3 Test Unit Excavation in Progress. Facing Northwest.





Image 7: AhGx-820 Stage 3 Test Unit Stratigraphy. Facing Grid West.

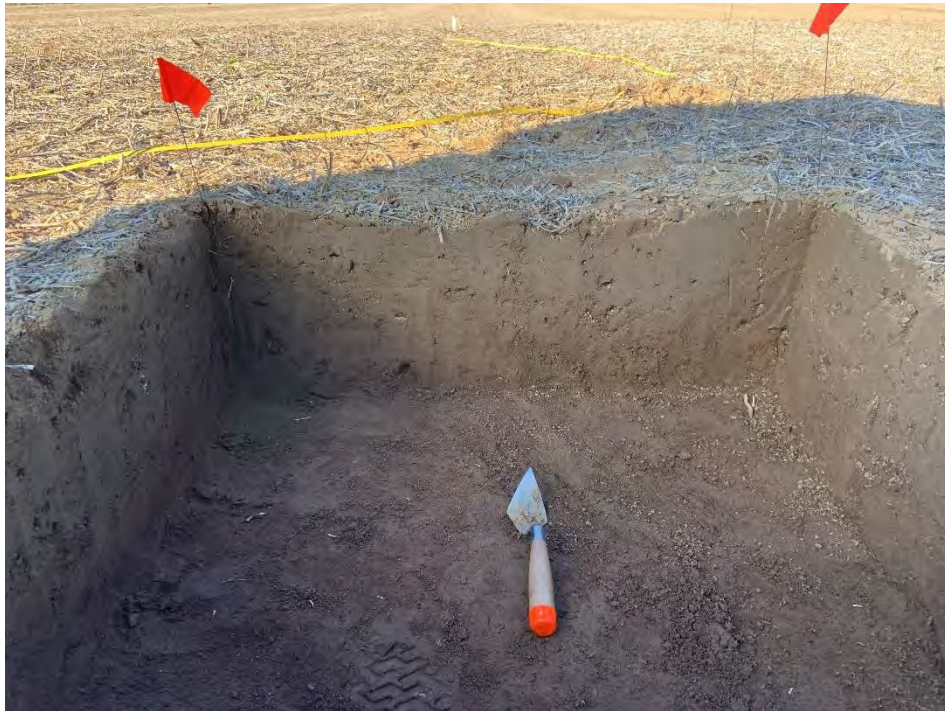


Image 8 AhGx-820 Stage 3 Test Unit Stratigraphy. Facing Grid North.





Image 9: Sample of Artifacts recovered from AhGx-819.

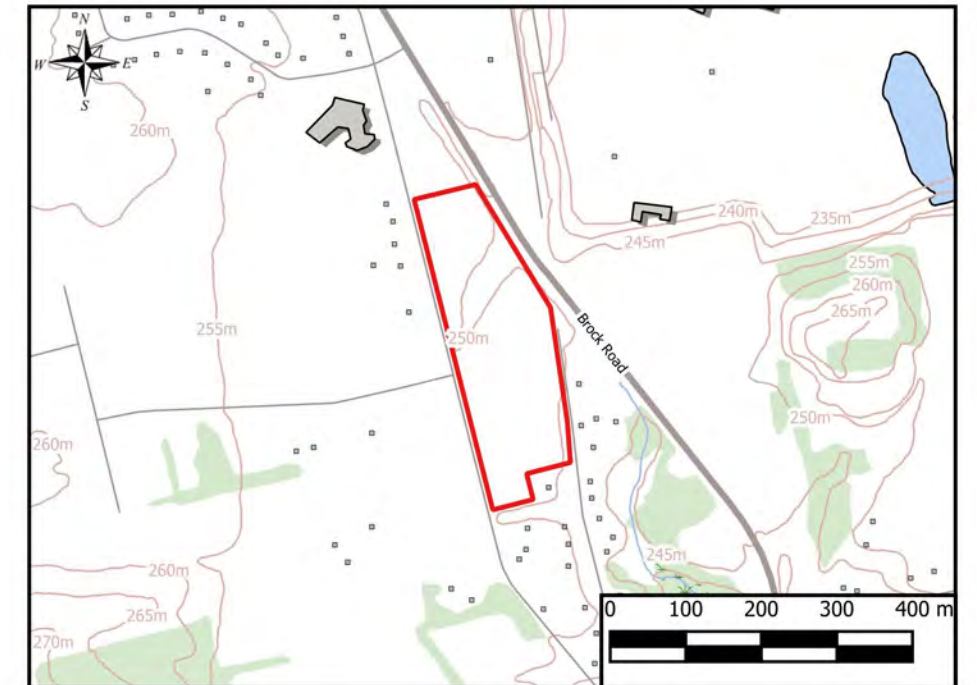
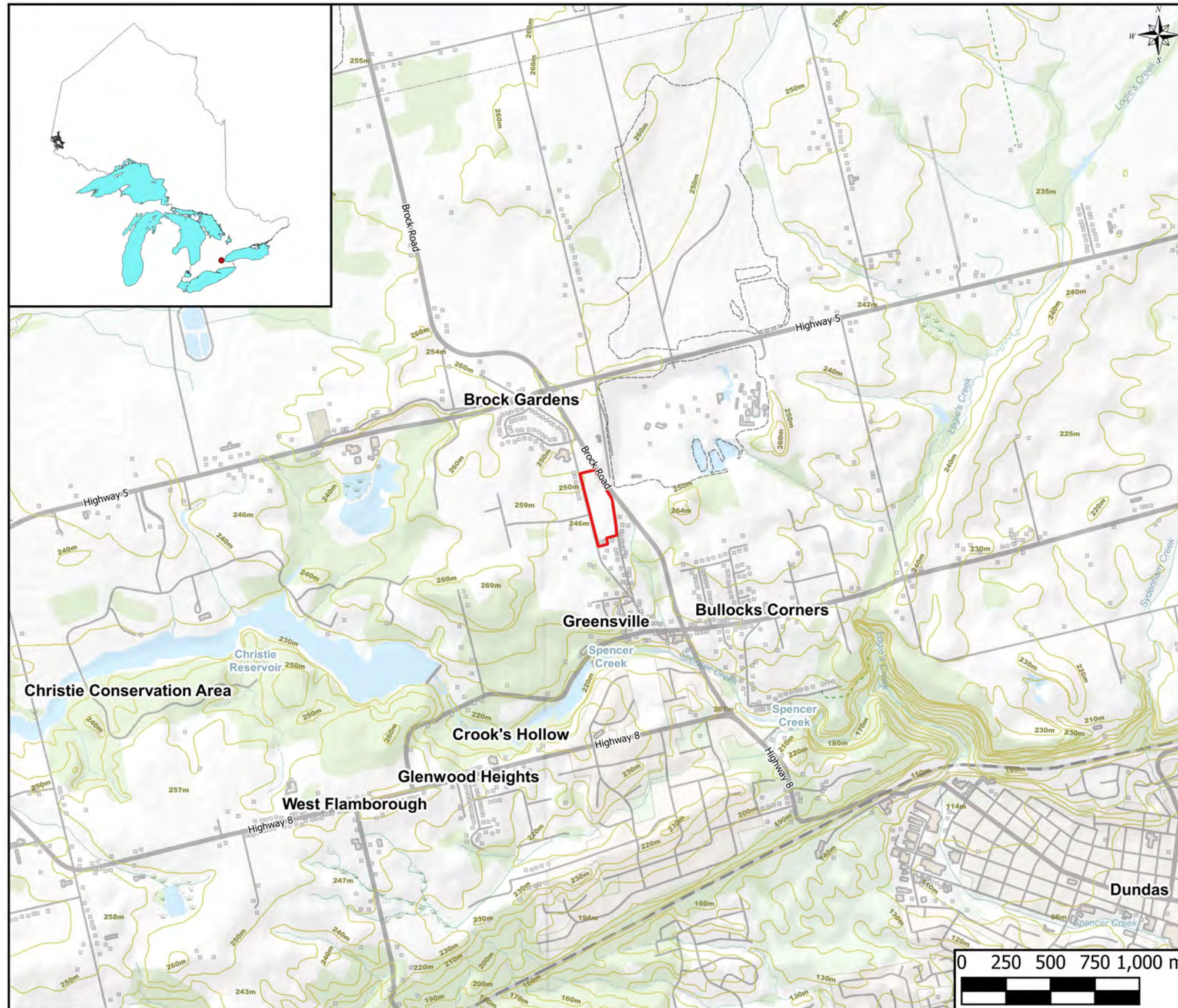


Image 10: Sample of Artifacts recovered from AhGx-820.



9.0 Maps



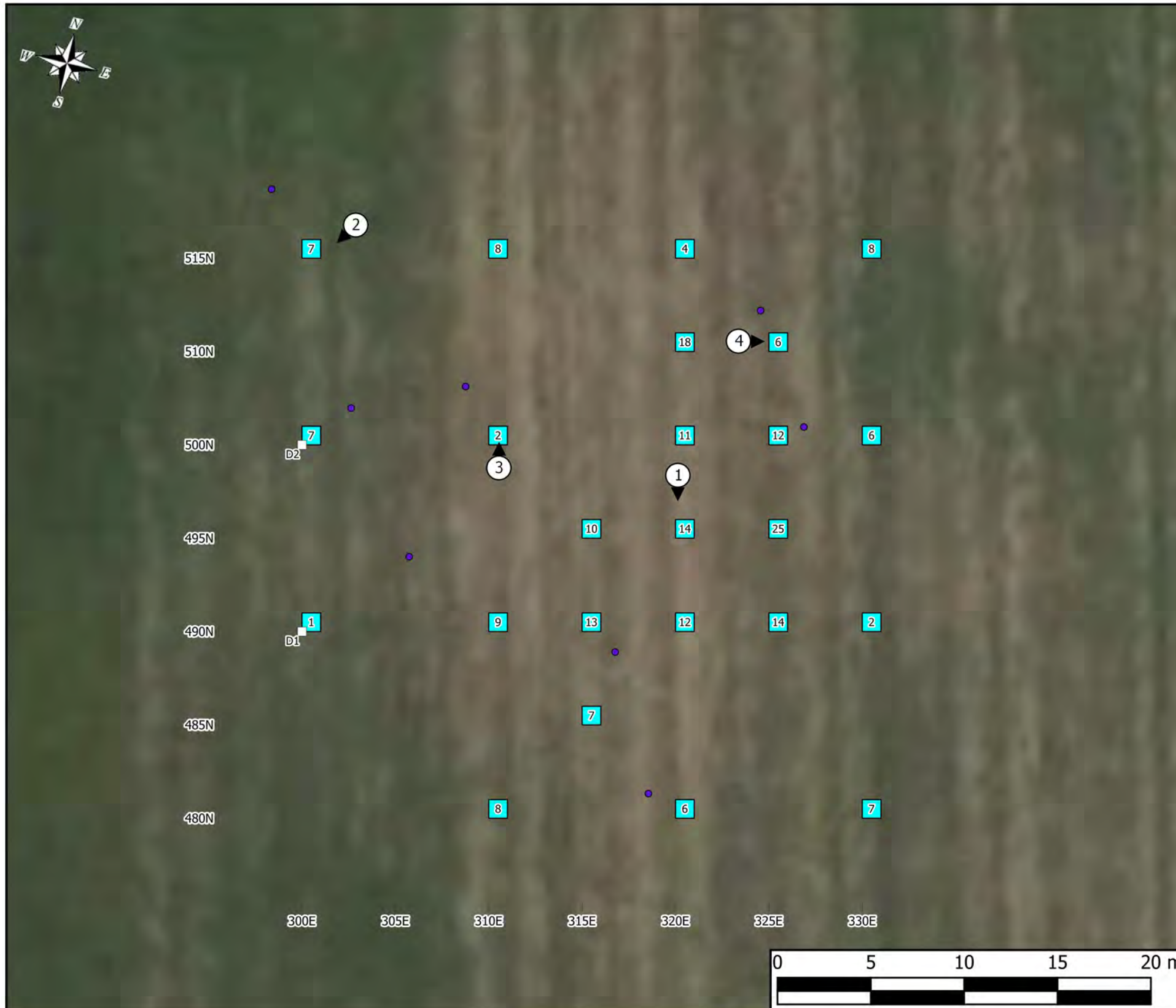


Legend

 Study Area

Reference:
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Ontario Basic Mapping. Scale 1:10000
Esri Basemap

Map 1: Regional Map

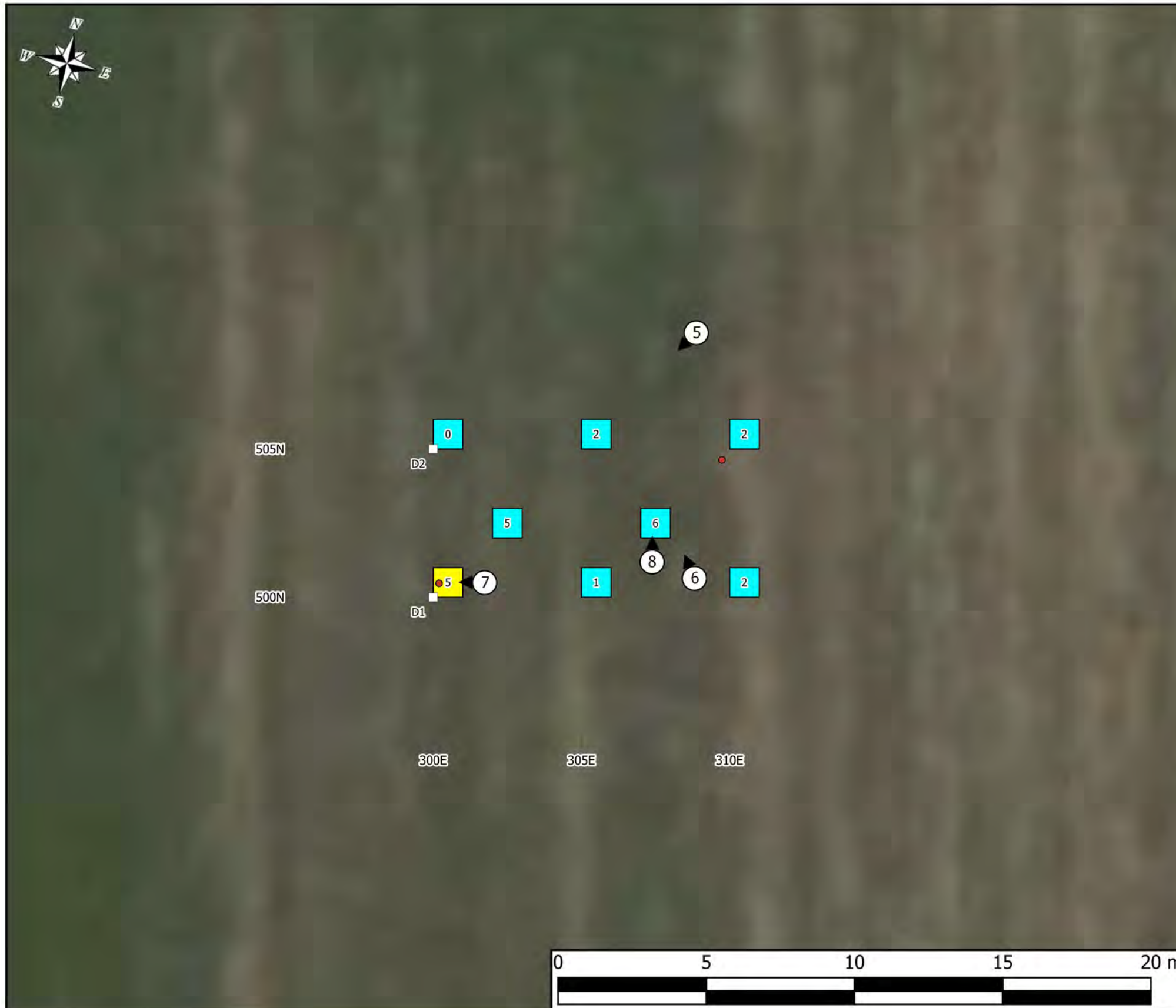


Legend

- Grid Datums
- Stage 3 Test Unit
- Stage 2 Surface Artifact
- ⊙ # Photo Location and Direction

Reference:
Esri Basemap

**Map 2: AhGx-819
Stage 3 Assessment
Results**



Legend

- Grid Datums
- Stage 2 Surface Artifact
- Stage 3 Test Unit
- Stage 3 Test Unit - 3 millimetre Mesh Screening
- ⊙ # Photo Location and Direction

Reference:
Esri Basemap

Map 3: AhGx-820 Stage 3 Assessment Results

394 Old Brock Road, Hamilton - Response Matrix

Urban in Mind Planning Consultants

This Response Matrix has been prepared by Urban in Mind to keep track of past staff comments from the Consolidation Report dated August 25th, 2022 on files FL/A-22:248 and FL/B-

August 19, 2024

File No.	Conditions	Responsible	Addressed
Development Planning			
1	It cannot be confirmed whether the proposed lot area is sufficient to support private water and wastewater services until a Hydrogeological Study Report has been submitted and reviewed.	Harden Environmental Services Ltd.	<p>Complete - see <i>Hydrogeology Report 394 Old Brock Road, Hamilton</i> dated March 12, 2024.</p> <p>"1) There is sufficient water quantity for a single-family dwelling on the proposed severance.</p> <p>2) The water quality meets Ontario Drinking Water Quality Standards maximum acceptable concentrations with the exception of total coliforms and sodium. Aesthetic Objectives and Operational Guidelines are exceeded for chloride, hardness and total dissolved solids.</p> <p>3) The nitrate concentration based on calculation methodology in The City of Hamilton Guidelines for Hydrogeological Studies and Technical Standards for Private Services will be less than 10 mg/L at the downgradient property boundary for a minimum lot size of 0.74 hectares."</p>
2	In order to determine the appropriate minimum lot size, it is recommended the applicant obtain background nitrate concentrations from an onsite well. Background nitrate concentrations are important to understand the pre-existing level of aquifer pollution and how future lot creation should be implemented to ensure the lot size is sustainable and meets RHOP policies pertaining to sustainable private servicing (RHOP C.5.1). This issue is especially prevalent in Greensville, where septic system pollution has increased nitrate and coliform bacteria in portions of the underlying aquifer. If no background nitrate is found from an onsite well raw water supply, based on our desktop review of local soils and typical wastewater flows from a 3 bedroom dwelling, the minimum lot size would be at least 1.83 acres.	Harden Environmental Services Ltd.	<p>Complete - see <i>Hydrogeology Report 394 Old Brock Road, Hamilton</i> dated March 12, 2024.</p> <p>"The total amount of annual precipitation is 860 mm/year. The Potential Evapotranspiration is estimated to be 606 mm/year and the Actual Evapotranspiration is estimated to be 568 mm/year based on a 100 mm holding capacity of the soil. Given these values, the potential infiltration is estimated to be 146 mm/year.</p> <p>Using the rate of infiltration of 146 mm/year, a maximum lot size of 0.74 hectares is required to meet the maximum concentration of 10 mg/L of nitrate at the property boundary (Table 6). Only dilution from infiltration on the entire lot and effluent volume is used in the calculation."</p>

FL/B-22:72

3	That the proponent shall carry out an archaeological assessment of the entire property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances shall take place on the subject property prior to the approval of the Director of Planning confirming that all archaeological resource concerns have met conservation requirements. All archaeological reports shall be submitted to the City of Hamilton concurrent with their submission to the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI). Should deeply buried archaeological materials be found on the property during any of the above development activities the MHSTCI should be notified immediately (416-212- 8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MHSTCI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499	Earthworks Archaeological Services Inc.	Complete - see <i>Stage 3 Archaeological Assessment dated February 21, 2022.</i> A Stage 3 Archaeological Assessment has been conducted, and a Stage 4 assessment has been identified to be required only on the retained lands. As the proposed severed lands will not be within the area of archaeological interest, it is being proposed that further assessment be delayed until the retained lot (containing the archaeological potential) is to be developed at a later date, and perhaps the existing holding provision is maintained on the retained lot.
4	Both the proposed severed and retained lands are subject to a Holding Provision. Staff note that while the Flamborough Zoning By-law does not establish specific criteria that must be met before the Holding may be removed; Planning staff have interpreted that it may be lifted once an applicant demonstrates that 'orderly development' is achieved, including adequate private services, access and clearance of any archaeological requirements. Should the Consent be approved, staff recommend a condition be added that the applicant must lift the Holding for the severed portion only.		Acknowledged - see <i>Stage 3 Archaeological Assessment dated February 21, 2022.</i> As the proposed severed lands do not contain any archaeological potential and is located away from the area of high potential, a removal of the holding provision on the severed lands will be requested for the severed portion only.
5	Staff note that increasing the minimum lot coverage would permit a larger dwelling to be constructed on the property and that at this time it cannot be determined whether the lot is of a sufficient size to support a private septic system required to support this size of development.		Complete - See response to #1 and 2.
Zoning			
6	The owner shall apply for a Zoning By-Law Amendment for the removal of the holding provision, indicated within the R2-14-H Zone of Flamborough Zoning By-Law 90-145z, to the Planning and Economic Development Department (Planning Division – Zoning Examination Section)		Acknowledged - Removal of the Holding symbol will only be requested for the severed lands, and the Holding Provision will be maintained on the retained lands.
7	The owner shall submit survey evidence that the lands to be severed including the location of any structure(s), parking and landscaping conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of any variances from the requirements of the Zoning By-Law as determined necessary by the Planning and Economic Development Department (Planning Division – Zoning Examination Section)		Acknowledged - see Concept Severance Sketch by Urban in Mind based off of survey information from L.G. Woods Surveying Inc.
8	If a Condition for a road widening and/or daylight triangle dedication is required, the owner/applicant shall submit survey evidence that the lands to be retained, including the lot width, lot area, the location of any existing structure(s), parking and location of all roads (Brock Road), conform to the requirements of the Zoning By-Law or alternatively apply for and receive final approval of any variances from the requirements of the Zoning By-Law as determined necessary by the Planning and Economic Development Department (Planning Division – Zoning Examination Section)		Acknowledged - severed lot will meet all requirements except for the maximum lot coverage and the minimum lot area. Minor Variance applications have been pursued to seek permissions for these requested variances (HM/A-22:248).
9	The owner shall apply for and receive any required building permits in the normal manner to the satisfaction of the Planning and Economic Development Department (Planning Division – Zoning Examination Section)		Acknowledged - Building permit will be requested at a later date as there will not be any developments on the subject site until planning and land division is approved.
Development Engineering			
10	That, the owner submits a Hydrogeological Report prepared by a qualified professional in support of the proposed severance to the satisfaction of City's Source Protection Section.	Harden Environmental Services Ltd.	Provided - See <i>Hydrogeology Report 394 Old Brock Road, Hamilton</i> dated March 12, 2024.

11	That the Owner enter into with the City of Hamilton and register on title of the lands, a Consent Agreement, having an administrative fee of \$4,500.00 (2022 fee) to address issues including but not limited to: grading and drainage to a suitable outlet on the conveyed and retained parcels (detailed grading plan required), erosion and sediment control measures (to be included on the grading plan); cash payment requirements for items such as street trees (City policy requires one (1) street tree/lot, , stormwater management infrastructure and securities for items that may include: lot grading (\$10,000.00 grading security), driveway approaches, and any damage during construction (unknown costs at this time). Cash payments mentioned above are subject to change.		Acknowledged - will be provided as directed by the City of Hamilton.
Source Protection Planning			
12	In order to determine the appropriate minimum lot size, it is recommended the applicant obtain background nitrate concentrations from an onsite well. Background nitrate concentrations are important to understand the pre existing level of aquifer pollution and how future lot creation should be implemented to ensure the lot size is sustainable and meets RHOP policies pertaining to sustainable private servicing (RHOP C.5.1). This issue is especially prevalent in Greensville, where septic system pollution has increased nitrate and coliform bacteria in portions of the underlying aquifer. If no background nitrate is found from an onsite well raw water supply, based on our desktop review of local soils and typical wastewater flows from a 3 bedroom dwelling, the minimum lot size would be at least 1.83 acres.	Harden Environmental Services Ltd.	Complete - see response to #2 and <i>Hydrogeology Report 394 Old Brock Road, Hamilton dated March 12, 2024.</i>
13	In the event the application is approved, To the satisfaction of Director, Hamilton Water, the applicant shall complete a Scoped Hydrogeological Report focusing on the applicant's private water supply (quantity and quality)	Harden Environmental Services Ltd.	Complete - See <i>Hydrogeology Report 394 Old Brock Road, Hamilton dated March 12, 2024.</i> There is sufficient potential for adequate water quantity for a single-family dwelling on the proposed severance. The water quality on the adjacent lot meets Ontario Drinking Water Quality Standards health standards but Aesthetic and Operation Guidelines are exceeded for sodium, chloride, hardness and total dissolved solids.
14	That the Owner agrees to physically affix the municipal numbers or full addresses to either the buildings or on signs in accordance with the City's Sign By-law, in a manner that is clearly visible from the road		Acknowledged - will be achieved upon severance (424 Old Brock Road as per City's comments).
Transportation Planning			
15	The existing right-of-way along the frontage of Moxley Road is approximately ±12.19 metres. Approximately ±4.0 metres are to be dedicated to the right-of-way on Moxley Road, as per the Council Approved Rural Official Plan: Schedule C-1 - Future Right-of-Way Dedications. Moxley Road is to be 20.117 metres. A survey conducted by an Ontario Land Surveyor and at the Applicant's expense will determine the ultimate dimensions for the right-of-way widening(s).		Acknowledged - Survey will be obtained upon approval.
16	The existing right-of-way at the subject property is approximately ±18.5 metres. Approximately ±2.0 metres are to be dedicated to the right-of-way on Old Brock Road, as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2. Local Roads (Old Brock Road) are to be 20.117 metres. A survey conducted by an Ontario Land Surveyor and at the Applicant's expense will determine the ultimate dimensions for the right-of-way widening(s).		Acknowledged - Survey will be obtained upon approval.
Development Planning			

FL/A-22:248

17	It cannot be confirmed whether the proposed lot area is sufficient to support private water and wastewater services until a Hydrogeological Study Report has been submitted and reviewed.	Harden Environmental Services Ltd.	Complete - See <i>Hydrogeology Report 394 Old Brock Road, Hamilton dated March 12, 2024.</i> There is sufficient potential for adequate water quantity for a single-family dwelling on the proposed severed lot.
18	In order to determine the appropriate minimum lot size, it is recommended the applicant obtain background nitrate concentrations from an onsite well. Background nitrate concentrations are important to understand the pre-existing level of aquifer pollution and how future lot creation should be implemented to ensure the lot size is sustainable and meets RHOP policies pertaining to sustainable private servicing (RHOP C.5.1). This issue is especially prevalent in Greensville, where septic system pollution has increased nitrate and coliform bacteria in portions of the underlying aquifer. If no background nitrate is found from an onsite well raw water supply, based on our desktop review of local soils and typical wastewater flows from a 3 bedroom dwelling, the minimum lot size would be at least 1.83 acres.	Harden Environmental Services Ltd.	Complete - see response to #2 and <i>Hydrogeology Report 394 Old Brock Road, Hamilton dated March 12, 2024.</i>
19	That the proponent shall carry out an archaeological assessment of the entire property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbances shall take place on the subject property prior to the approval of the Director of Planning confirming that all archaeological resource concerns have met conservation requirements. All archaeological reports shall be submitted to the City of Hamilton concurrent with their submission to the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI). Should deeply buried archaeological materials be found on the property during any of the above development activities the MHSTCI should be notified immediately (416-212- 8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MHSTCI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499)."	Earthworks Archaeological Services Inc.	Complete - severed lands outside of archaeological potential area, see <i>Stage 3 Archaeological Assessment</i> A Stage 3 Archaeological Assessment has been conducted, and a Stage 4 assessment has been identified to be required. However, as the proposed severed lands will not be within the area of archaeological interest, it is being proposed that further assessment be delayed until the retained lot (containing the archaeological potential) is to be developed at a later date.
20	Both the proposed severed and retained lands are subject to a Holding Provision. Staff note that while the Flamborough Zoning By-law does not establish specific criteria that must be met before the Holding may be removed; Planning staff have interpreted that it may be lifted once an applicant demonstrates that 'orderly development' is achieved, including adequate private services, access and clearance of any archaeological requirements. Should the Consent be approved, staff recommend a condition be added that the applicant must lift the Holding for the severed portion only.		Acknowledged. As the proposed severed lands do not contain any archaeological potential and is located away from the area of high potential, a removal of the holding provision on the severed lands will be requested.
21	Source Water Protection staff are unable to determine whether the severed lot is a sufficient size until a Hydrogeological Study is completed. As a result, planning staff do not consider this reduction in lot area to be minor in nature and desirable for the use of the subject lands until that work has been complete.		Completed - see response to #2 and <i>Hydrogeology Report 394 Old Brock Road, Hamilton dated March 28, 2023.</i>
22	Staff note that increasing the minimum lot coverage would permit a larger dwelling to be constructed on the property and that at this time it cannot be determined whether the lot is of a sufficient size to support a private septic system required to support this size of development.	Harden Environmental Services Ltd.	Completed - see response to #13 and <i>Hydrogeology Report 394 Old Brock Road, Hamilton dated March 28, 2023.</i> Anticipated development is for a 3-bedroom dwelling with detached garage.
Zoning			

23	Additional variances may be required if the proposed parking in the garage does not meet the minimum width of 2.6 metres and minimum length of 5.8 metres permitted		Acknowledged - Anticipated development will meet requirements.
24	A building permit is required for the construction of the proposed Single Detached Dwelling on the lot to be Conveyed		Acknowledged - Building permit will be requested at a later date as there will not be any developments on the subject site until severance is permitted.
25	Please note this property is located within a holding zone. Under section 4.5 of Flamborough Zoning By-Law 90-145z, where the zone symbol on Schedules A-1 to A-48 inclusive has the suffix (H), no lot shall be used or no building or structure shall be erected, located or used therein except for the following purposes until the suffix (H) has been removed from the zone symbol by a by-law passed pursuant to Sections 34 and 35(4) of the Planning Act, R.S.O. 1983, Chapter 1. As such, regarding the proposed Single Detached Dwelling, no development shall occur until the requirements have been met to remove the holding provision from the lands: a) Existing Uses; and, b) General provisions in accordance with the provisions of Section 5 hereof. As such, a Zoning By-Law Amendment will be required to facilitate the construction of the proposed Single Detached Dwelling on the lot to be Conveyed		Acknowledged - Removal of the holding symbol will be requested for the severed lands.
Development Engineering			
26	That, the owner submits a Hydrogeological Report prepared by a qualified professional in support of the proposed severance to the satisfaction of City's Source Protection Section.	Harden Environmental Services Ltd.	Complete - see <i>Hydrogeology Report 394 Old Brock Road, Hamilton dated March 12, 2024.</i>



Harden Environmental Services Ltd.
 4622 Nassagaweya-Puslinch Townline
 Moffat, Ontario, L0P 1J0
 Phone: (519) 826-0099 Fax: (519) 826-9099

Groundwater Studies
 Geochemistry
 Phase I / II
 Regional Flow Studies
 Contaminant Investigations
 OMB Hearings
 Water Quality Sampling
 Monitoring
 Groundwater Protection
 Studies
 Groundwater Modelling
 Groundwater Mapping

Our File: 2317

July 31, 2024

Tracy Kowalchuk
 394 Old Brock Road
 Greensville, Ontario

Dear Tracy:

**Re: Response to Hamilton Review July 31, 2024
 394 Old Brock Road, City of Hamilton**

We have reviewed the comments from Cambium Inc. (attached). Our responses are as follows:

1) Residual Chlorine

Harden added 2000 ml of 5% Sodium Hypochlorite to the well on the morning of May 23, 2024 and returned on the morning of May 24, 2024 to obtain the water quality sample. We used Hach Test Strips with a visual range of detection between 0 ppm and 20 ppm. The second colour of the range detects free chlorine at a concentration of 0.5 ppm and is distinctly darker than the 0 ppm indicator colour. The test strips are marketed as Hach Pool and Spa Test Strips, Aquachek 7. We removed three well volumes during the brief testing period on the 24th and detected no chlorine before or after the testing period. Neither Free chlorine nor total chlorine was detected.

It is our opinion that the well was free of residual chlorine.

2) Sodium and Bacteria Sampling from Lower Pump Level

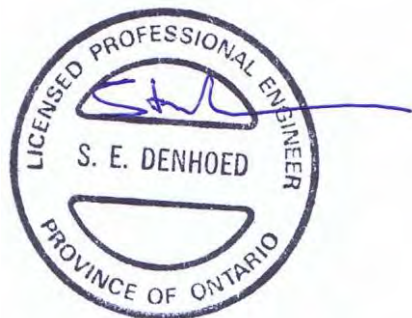
The purpose of the lower pump level sample was to see if the upper water was significantly less mineralized than the lower water. There was no significant difference. The absence of sodium in the May sampling is an oversight as we did not request a full analysis. We concur with Cambium that the sodium will be elevated similar to the previous sample. The bacteria sample is indicative of the entire well column given that there are no distinct water quality differences between the lower and upper samples. We have attached the laboratory certificates.



Sincerely,
Harden Environmental Services Ltd.

A handwritten signature in black ink, appearing to read 'S. Denhoed', is written over a light blue rectangular background.

Stan Denhoed, M.Sc., P. Eng.
Senior Hydrogeologist





Harden Environmental Services Ltd.
 4622 Nassagaweya-Puslinch Townline
 Moffat, Ontario, L0P 1J0
 Phone: (519) 826-0099 Fax: (519) 826-9099

Groundwater Studies
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 OMB Hearings
 Water Quality Sampling
 Monitoring
 Groundwater Protection
 Studies
 Groundwater Modelling
 Groundwater Mapping

Our File: 2317

June 17, 2024

Tracy Kowalchuk
 394 Old Brock Road
 Greensville, Ontario

Dear Tracy:

**Re: Response to Hamilton Review
 394 Old Brock Road, City of Hamilton**

We have reviewed the comments from Cambium Inc. (attached). We are assuming that this addendum/response can be placed on file along with the original report, rather than amending the original report. Our comments are as follows:

1) Existing water Supply

The existing dwelling is serviced by a 14.3 m deep bedrock well located 250 m from the test well. There are no anticipated other uses for the retained lands other than the existing dwelling and continued farming of agricultural fields.

2) (a) Static Water Level

Our error. We added a 25 mm pipe to the well during the test to avoid cascading water issues (if any). The static water level measured from the top of the extra pipe was 18.19 m. The static water level was 17.95 m from top of steel casing.

2 (b) Recovery

The drawdown was minimal, and the recovery was rapid. The original static water level was 17.95 mbct and recovered to 18.09 mbct immediately after the test. When the pump was removed on February 12th (three days after the test) the static water level was 18.06 mbct. Our only explanation is that fractures intersected by the well developed during the pumping test and being in the area of influence of the nearby



quarry, resulted in a lower water level than originally obtained. The fact that the well maintained this level three days later suggests that this is not a delayed yield situation, i.e. dewatering of a portion of the aquifer.

When we obtained the second water sample on May 24th, the static water level was 17.76 mbct. We pumped the well at rate of 30 L/min for thirty-five minutes. The total drawdown was 0.43 m after five minutes of pumping and remained the same until the end of thirty-five minutes. The well recovered 100% in three minutes.

2(b) Potential Impact to Neighbour's Wells

Prior to attending the site, we reviewed the pumping test report from the drillers and recognized that the relatively low pumping rate during the test would have minimal impact on the water level in the test well, let alone any of the neighbours.

In addition, the impact of water level change decreases exponentially from the well and at maximum drawdown of 0.35 m, the drawdown could not be greater than 0.35 m at any of the adjacent wells. The nearest wells are located at least 90 m from the test well. We have gone through an analysis of the drawdown data and calculated an aquifer transmissivity of 59 m²/day. The graph showing the drawdown data and equation for Transmissivityⁱ is found on Figure 1. The distance-drawdown estimate is based on the non-equilibrium equation of

$$s = 0.183Q/T \log (2.25Tt / r^2S)$$

where

s – drawdown (m)

Q – pumping rate (m³/day)

T – transmissivity (m²/day)

t -time (days)

r – distance from pumping well(m)

S – Storativity (dimensionless)

We have assumed a semi-confined aquifer value for storativity of 0.001 and used a pumping time of one day. The estimated drawdown at 90 metres is approximately 0.057 m (Figure 2).

Given that continuous pumping of the well will not occur frequently, it is our opinion that there will be no interference with neighbouring wells. Even with continuous pumping of the well, any interference with an adjacent private well will be minimal.



3 Water Quality

We reinstalled the pump to obtain a second sample. On the morning of May 23rd the pump was installed and the well was chlorinated with 4.3 L of bleach (5% sodium hypochlorite). On May 24th the well was pumped at a rate of 30 L/min for a period of 35 minutes. The free chlorine was tested with newly purchased chlorine test strips and no residual chlorine was detected. No chlorine odor could be detected either. Two water samples were obtained, and the results are summarized in the following table along with the original results. The shallow pump-setting sample was obtained with the pump set at 20 metres below top of casing and the deep pump-setting sample was obtained with the pump set at 28 metres below top of casing. The purpose was to see if shallow fractures were delivering different quality water.

Sample Date/Parameter	February 2 (deep pump)	May 24 (shallow pump)	May 24 (deep pump)
Chloride (mg/L)	441	430	425
Sodium (mg/L)	338		
TDS (mg/L)	1110	1100	1130
Hardness (mg/L)	408	337	395
e. coli (CFU/100 ml)	0	0	
Total Coliform (CFU/100 ml)	1	0	

The chlorination of the well addressed the total coliform noncompliance issue, however, the testing confirmed that the water still has several parameters that exceed operational guidelines and aesthetic objectives.

4) Treatment

We approached two local water treatment firms for their comment on water treatment based on the high TDS and elevated sodium, chloride and hardness. A local firm CrystalFlow (www.crystalflow.com) responded saying that whole house Reverse Osmosis units were available and would be effective at this site given the relatively high yielding well. The whole house Reverse Osmosis unit would reduce TDS, chloride and sodium by 95%. A water softener was also recommended. The email from CrystalFlow is attached.

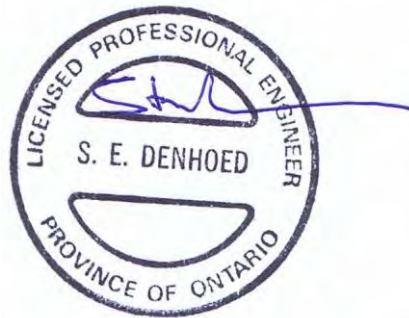
We also recommend a Ultra Violet light to eliminate future bacteria issues.



Sincerely,
Harden Environmental Services Ltd.

A handwritten signature in black ink, appearing to read 'S. Denhoed', is written over a light blue rectangular background.

Stan Denhoed, M.Sc., P. Eng.
Senior Hydrogeologist



ⁱ Groundwater and Wells, Fletcher G. Driscoll, 1986, Johnson Screens

Drawdown

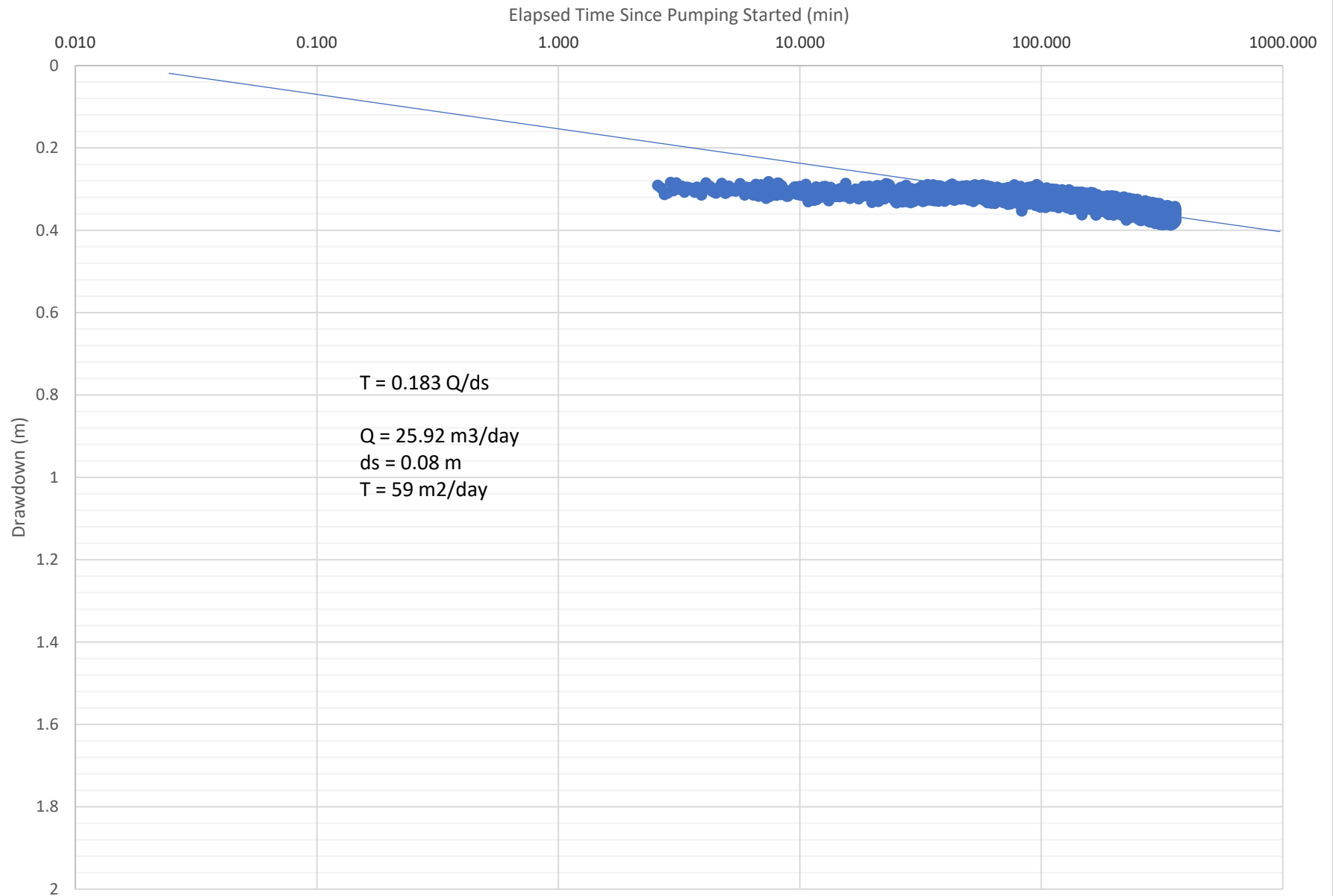
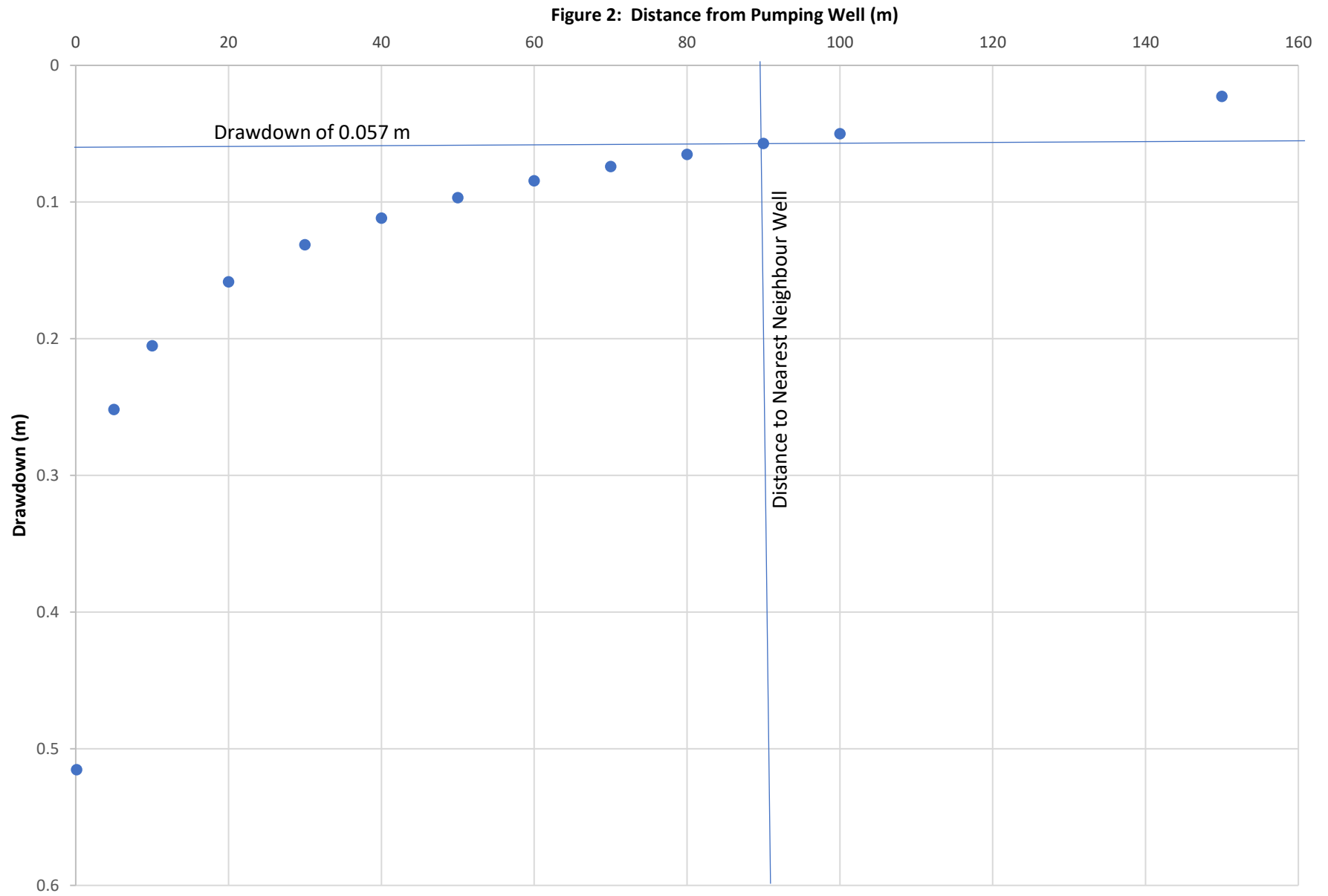


Figure 2: Distance Drawdown Estimate



Stan Denhoed

From: Mike Nelson <mike@crystalflow.com>
Sent: June 13, 2024 10:37 AM
To: Stan Denhoed
Subject: RE: Crystalflow - Stan Denhoed

Yes, we install them. It will reduce the TDS, sodium and chlorides over 95%

From: Stan Denhoed <sdenhoed@hardenv.com>
Sent: June 13, 2024 10:03 AM
To: Mike Nelson <mike@crystalflow.com>
Subject: Re: Crystalflow - Stan Denhoed

Thank you. There is no house yet but City of Hamilton wants assurance that the water can be treated. Do I understand that there are whole house RO units on the market?

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From: Mike Nelson <mike@crystalflow.com>
Sent: Thursday, June 13, 2024 9:10:35 AM
To: Stan Denhoed <sdenhoed@hardenv.com>
Subject: RE: Crystalflow - Stan Denhoed

Hi Stan,

The hardness is easy to fix with a water softener. The TDS, sodium, chloride would need to be removed with a reverse osmosis system. If they wanted the whole house treated, then we would use a commercial reverse osmosis with supporting treatment. I would need to have a site visit in order to quote this.

From: Stan Denhoed <sdenhoed@hardenv.com>
Sent: June 12, 2024 1:21 PM
To: Mike Nelson <mike@crystalflow.com>
Cc: gord davis <gorddavis00@gmail.com>; Tracy Kowalchuk <tracyk@sympatico.ca>
Subject: RE: Crystalflow - Stan Denhoed

Mike, here is the water quality.

From: Mike Nelson <mike@crystalflow.com>
Sent: Wednesday, June 12, 2024 12:09 PM
To: Stan Denhoed <sdenhoed@hardenv.com>
Subject: RE: Crystalflow - Stan Denhoed

Hi Stan,

It's Mike from Crystalflow. We can definitely help with that. I will keep an eye out for the test results.

Thanks,

Mike

From: Stan Denhoed <noreply@jotform.com>
Sent: June 12, 2024 8:22 AM
To: crystalflow1@gmail.com; mike@crystalflow.com; contact-form@webresponse.ca
Subject: Re: Crystalflow - Stan Denhoed

	Web Inquiry
---	--------------------

Name	Stan Denhoed
Email	sdenhoed@hardenv.com
Phone #	5199946488
Subject	394 Old Brock Road
Message	We have a client with elevated TDS, Chloride, Hardness and Sodium. Looking for a solution. I will send results via regular email.
Get Page URL	https://crystalflow.com/contact.html#appointment

Powered by RESPONSE





5835 COOPERS AVENUE
 MISSISSAUGA, ONTARIO
 CANADA L4Z 1Y2
 TEL (905)712-5100
 FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.
 4622 NASSAGAWEYA PUSLINCH TOWNLINE
 MOFFAT, ON L0P 1J0
 519-826-0099

ATTENTION TO: Stan Denhoed
 PROJECT: 394 Old Broch Road

AGAT WORK ORDER: 24T154172

MICROBIOLOGY ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead

WATER ANALYSIS REVIEWED BY: Yris Verastegui, Inorganic Team Lead

DATE REPORTED: Jun 04, 2024

PAGES (INCLUDING COVER): 13

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

*Notes

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

5835 COOPERS AVENUE
 MISSISSAUGA, ONTARIO
 CANADA L4Z 1Y2
 TEL (905)712-5100
 FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Stan Denhoed

SAMPLING SITE:

SAMPLED BY:SD

Total Coliforms & E.Coli (MI-Agar)

DATE RECEIVED: 2024-05-24

DATE REPORTED: 2024-06-04

SAMPLE DESCRIPTION: 394 1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-05-24
 09:50
 5882102

Parameter	Unit	G / S	RDL	5882102
Escherichia coli	CFU/100mL			0
Total Coliforms	CFU/100mL			0

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

5882102 Escherichia coli, Total Coliforms RDL = 1 CFU/100mL.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Nivine Dasly



Certificate of Analysis

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

5835 COOPERS AVENUE
 MISSISSAUGA, ONTARIO
 CANADA L4Z 1Y2
 TEL (905)712-5100
 FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Stan Denhoed

SAMPLING SITE:

SAMPLED BY:SD

Total Metals in Water (mg/L)

DATE RECEIVED: 2024-05-24

DATE REPORTED: 2024-06-04

SAMPLE DESCRIPTION: 394 1
 SAMPLE TYPE: Water
 DATE SAMPLED: 2024-05-24
 09:50
 5882102

Parameter	Unit	G / S	RDL	5882102
Total Aluminum	mg/L		0.010	0.017
Total Antimony	mg/L		0.003	<0.003
Total Arsenic	mg/L		0.003	<0.003
Total Barium	mg/L		0.002	0.143
Total Beryllium	mg/L		0.001	<0.001
Total Bismuth	mg/L		0.002	<0.002
Total Boron	mg/L		0.010	0.125
Total Cadmium	mg/L		0.0001	0.0002
Total Chromium	mg/L		0.003	<0.003
Total Cobalt	mg/L		0.0005	<0.0005
Total Copper	mg/L		0.002	0.004
Total Iron	mg/L		0.050	<0.050
Total Lead	mg/L		0.0005	0.0009
Total Lithium	mg/L		0.010	<0.010
Total Manganese	mg/L		0.002	<0.002
Total Molybdenum	mg/L		0.002	0.003
Total Nickel	mg/L		0.003	<0.003
Total Phosphorus	mg/L		0.10	<0.10
Total Selenium	mg/L		0.002	<0.002
Total Silicon	mg/L		0.200	6.81
Total Silver	mg/L		0.0001	0.0004
Total Strontium	mg/L		0.005	1.22
Total Thallium	mg/L		0.0003	<0.0003
Total Tin	mg/L		0.002	<0.002
Total Titanium	mg/L		0.010	<0.010
Total Uranium	mg/L		0.0005	0.0020
Total Vanadium	mg/L		0.002	<0.002
Total Zinc	mg/L		0.020	0.057
Total Zirconium	mg/L		0.004	<0.004

Certified By:

Jris Veraestegui



Certificate of Analysis

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

ATTENTION TO: Stan Denhoed

SAMPLING SITE:

SAMPLED BY:SD

Total Metals in Water (mg/L)

DATE RECEIVED: 2024-05-24

DATE REPORTED: 2024-06-04

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



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Quality Assurance

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

ATTENTION TO: Stan Denhoed

SAMPLING SITE:

SAMPLED BY:SD

Microbiology Analysis

RPT Date: Jun 04, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE				
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

Total Coliforms & E.Coli (MI-Agar)

Escherichia coli 5882146 0 0 NA

Total Coliforms 5882146 0 0 NA

Comments: NA - % RPD Not Applicable.

Certified By: _____



Nivine Basly



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Quality Assurance

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

ATTENTION TO: Stan Denhoed

SAMPLING SITE:

SAMPLED BY:SD

Water Analysis															
RPT Date: Jun 04, 2024			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE		MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

Inorganic Chemistry (Water)

Total Dissolved Solids	5881762		29400	29300	0.3%	< 10	92%	80%	120%					
Chloride	5883135		55.1	56.0	1.6%	< 0.10	93%	70%	130%	99%	80%	120%	102%	70%
Sulphate	5882146		23.4	23.5	0.4%	< 0.10	95%	70%	130%	100%	80%	120%	93%	70%
Total Calcium	5880885		104	108	3.8%	< 0.20	103%	70%	130%	103%	80%	120%	106%	70%
Total Magnesium	5880885		34.2	33.7	1.5%	< 0.10	98%	70%	130%	98%	80%	120%	116%	70%

Total Metals in Water (mg/L)

Total Aluminum	5880885		0.024	0.046	NA	< 0.010	97%	70%	130%	111%	80%	120%	104%	70%
Total Antimony	5880885		<0.003	<0.003	NA	< 0.003	96%	70%	130%	106%	80%	120%	111%	70%
Total Arsenic	5880885		<0.003	<0.003	NA	< 0.003	96%	70%	130%	99%	80%	120%	103%	70%
Total Barium	5880885		0.038	0.037	2.7%	< 0.002	100%	70%	130%	107%	80%	120%	106%	70%
Total Beryllium	5880885		<0.001	<0.001	NA	< 0.001	101%	70%	130%	118%	80%	120%	120%	70%
Total Bismuth	5880885		<0.002	<0.002	NA	< 0.002	97%	70%	130%	96%	80%	120%	93%	70%
Total Boron	5880885		0.740	0.709	4.3%	< 0.010	99%	70%	130%	123%	80%	120%	125%	70%
Total Cadmium	5880885		<0.0001	<0.0001	NA	< 0.0001	99%	70%	130%	101%	80%	120%	104%	70%
Total Chromium	5880885		<0.003	<0.003	NA	< 0.003	98%	70%	130%	99%	80%	120%	97%	70%
Total Cobalt	5880885		<0.0005	<0.0005	NA	< 0.0005	91%	70%	130%	100%	80%	120%	94%	70%
Total Copper	5880885		<0.002	<0.002	NA	< 0.002	98%	70%	130%	98%	80%	120%	92%	70%
Total Iron	5880885		<0.050	<0.050	NA	< 0.050	94%	70%	130%	106%	80%	120%	100%	70%
Total Lead	5880885		<0.0005	<0.0005	NA	< 0.0005	96%	70%	130%	99%	80%	120%	96%	70%
Total Lithium	5880885		0.064	0.063	1.6%	< 0.010	100%	70%	130%	128%	80%	120%	130%	70%
Total Manganese	5880885		<0.002	0.004	NA	< 0.002	91%	70%	130%	98%	80%	120%	100%	70%
Total Molybdenum	5880885		0.004	0.003	NA	< 0.002	100%	70%	130%	98%	80%	120%	97%	70%
Total Nickel	5880885		0.004	0.003	NA	< 0.003	92%	70%	130%	96%	80%	120%	95%	70%
Total Phosphorus	5880885		<0.10	<0.10	NA	< 0.10	94%	70%	130%	106%	80%	120%	121%	70%
Total Selenium	5880885		<0.002	<0.002	NA	< 0.002	99%	70%	130%	95%	80%	120%	96%	70%
Total Silicon	5880885		0.645	0.569	NA	< 0.200	100%	70%	130%	105%	80%	120%	124%	70%
Total Silver	5880885		<0.0001	<0.0001	NA	< 0.0001	92%	70%	130%	98%	80%	120%	91%	70%
Total Strontium	5880885		5.27	4.51	15.5%	< 0.005	94%	70%	130%	103%	80%	120%	NA	70%
Total Thallium	5880885		<0.0003	<0.0003	NA	< 0.0003	92%	70%	130%	91%	80%	120%	97%	70%
Total Tin	5880885		<0.002	<0.002	NA	< 0.002	100%	70%	130%	104%	80%	120%	105%	70%
Total Titanium	5880885		<0.010	<0.010	NA	< 0.010	93%	70%	130%	93%	80%	120%	120%	70%
Total Uranium	5880885		0.0009	0.0008	NA	< 0.0005	98%	70%	130%	96%	80%	120%	106%	70%
Total Vanadium	5880885		<0.002	<0.002	NA	< 0.002	91%	70%	130%	104%	80%	120%	99%	70%
Total Zinc	5880885		<0.020	<0.020	NA	< 0.020	101%	70%	130%	98%	80%	120%	90%	70%
Total Zirconium	5880885		<0.004	<0.004	NA	< 0.004	101%	70%	130%	99%	80%	120%	97%	70%

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. RPDs calculated using raw data. The RPD may not be reflective of duplicate values shown, due to rounding of final results.

Results relate only to the items tested. Results apply to samples as received.



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Quality Assurance

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

ATTENTION TO: Stan Denhoed

SAMPLING SITE:

SAMPLED BY:SD

Water Analysis (Continued)

RPT Date: Jun 04, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE				
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

Comments: NA signifies Not Applicable.

Duplicate NA: results are under 5X the RDL and will not be calculated.

Matrix spike NA: Spike level < native concentration. Matrix spike acceptance limits do not apply and are not calculated.

QA Qualifier for metals – Total Boron and Total lithium: For a multi-element scan for lab control standards and matrix spikes, up to 10% of analytes may exceed the quoted limits by up to 10% absolute and it is considered acceptable.

Certified By: _____

Iris Verastegui



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<http://www.agatlabs.com>

QC Exceedance

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

ATTENTION TO: Stan Denhoed

RPT Date: Jun 04, 2024		REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Sample Id	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
			Lower	Upper		Lower	Upper		Lower	Upper

Total Metals in Water (mg/L)

Total Boron

Total Lithium

99%	70%	130%	123%	80%	120%	125%	70%	130%
100%	70%	130%	128%	80%	120%	130%	70%	130%

Comments: NA signifies Not Applicable.

Duplicate NA: results are under 5X the RDL and will not be calculated.

Matrix spike NA: Spike level < native concentration. Matrix spike acceptance limits do not apply and are not calculated.

QA Qualifier for metals – Total Boron and Total lithium: For a multi-element scan for lab control standards and matrix spikes, up to 10% of analytes may exceed the quoted limits by up to 10% absolute and it is considered acceptable.



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Method Summary

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

ATTENTION TO: Stan Denhoed

SAMPLING SITE:

SAMPLED BY:SD

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Microbiology Analysis			
Escherichia coli	MIC-93-7010	EPA 1604	Membrane Filtration
Total Coliforms	MIC-93-7010	EPA 1604	Membrane Filtration



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Method Summary

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

ATTENTION TO: Stan Denhoed

SAMPLING SITE:

SAMPLED BY:SD

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Water Analysis			
Total Dissolved Solids	INOR-93-6028	modified from EPA 1684, ON MOECC E3139, SM 2540C, D	BALANCE
Chloride	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
Sulphate	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
Hardness (as CaCO ₃) (Calculated)	MET-93-6105	modified from EPA SW-846 6010C & 200.7 & SM 2340 B	CALCULATION
Total Calcium	MET-93-6105	modified from EPA 6010D	ICP/OES
Total Calcium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP/MS
Total Magnesium	MET-93-6105	modified from EPA 6010D	ICP/OES
Total Magnesium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP/MS
Total Aluminum	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Antimony	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Arsenic	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Barium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Beryllium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Bismuth	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Boron	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Cadmium	MET -93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Chromium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Cobalt	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Copper	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Iron	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Lead	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Lithium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Manganese	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Molybdenum	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Nickel	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Phosphorus	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Selenium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Silicon	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Silver	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS



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Method Summary

CLIENT NAME: HARDEN ENVIRONMENTAL SERVICES LTD.

AGAT WORK ORDER: 24T154172

PROJECT: 394 Old Broch Road

ATTENTION TO: Stan Denhoed

SAMPLING SITE:

SAMPLED BY:SD

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Total Strontium	INOR-93-6003	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Thallium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Tin	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Titanium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Uranium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Vanadium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Zinc	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS
Total Zirconium	MET-93-6103	modified from EPA 200.8, 3005A, 3010A & 6020B	ICP-MS



Professional Urban Planning, Land Development & CPTED Consultants

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

August 19, 2024

Attn: Jamila Sheffield, Secretary Treasurer

Re: Recirculation of FL/A-22:248 and FL/B-22:72

Dear Ms. Sheffield,

Urban in Mind has been retained by Tracey Kowalchuk, owner of the property at 394 Old Brock Road, Hamilton ON. Applications FL/A-22:248 and FL/B-22:72 were previously tabled in 2022 due to the requirement of an Archaeological Assessment and Hydrogeological Report. A Stage 3 Archaeological Assessment Report was completed by Earthworks Archaeological Services Inc, and submitted to the Ministry in 2022. We have recently been informed by the Ministry that this report will now receive expedited review. We also understand that the Ministry sign-off will be a required 'condition of any severance approval', of which we agree.

A Hydrogeological Report was conducted by Harden Environmental Ltd. and submitted to the City. Upon review of this report, City Source Protection staff engaged with third party consultants at Cambium to initiate a peer review of the report. Various communications have been completed between Cambium and Harden Environmental Services to address concerns raised in Cambium's review. We understand that all Hydrogeological concerns have now been addressed.

As such, the following is a list of all revised or additional materials included in the recirculation of this application:

1. *Stage 3 Archaeological Assessment Report by Earthworks Archaeological Services Inc.*
2. *Copy of expedited review request letter signed by Tracy Kowalchuk and submitted by Earthworks.*
3. *Hydrogeological Report by Harden Environmental Services Ltd.*
4. *Revised Planning Justification Report to address new studies.*
5. *Revised severance sketch to add septic and leech bed, and approximate well location.*

Should you have any questions or difficulties recirculating these Minor Variance and Severance applications, please contact the undersigned.

Thank you for your consideration & Best Regards,

Dorothy Yeung

Planner/Development Coordinator

Urban in Mind, Professional Urban Planning, Land Development & CPTED Consultants

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

August 19, 2024

Attn: Jamila Sheffield, Secretary Treasurer

**Re: Acknowledgement of Adherence to Mitigative Measures Recommended in Stage 3
Archaeological Assessment Conducted by Earthworks Archaeological Services Inc.**

Dear Ms. Sheffield,

A Stage 3 Archaeological Assessment has been submitted to the Ministry for review in relation to the severance and minor variance applications. The Stage 3 Assessment concluded that a Stage 4 Assessment would be required for the area noted as 'AhGx-819' on the site. This area 'AhGx-819' of the site is not within, or near the proposed severed lot, and therefore any results of the Stage 4 Assessment will have NO IMPACT on the severed Lot itself. The retained lands will remain as agricultural and also maintain the Holding Provision to ensure the development is held until a Stage 4 Assessment can be completed and implemented. Other than the creation and removal of holding on the new lot, no changes to use or development rights are being made/proposed for the subject lands. A sketch has been attached to this letter showing the location of the archaeological potential in relation to the proposed severed lot (Figure 1).

For further clarification, the archaeological report states in relation to mitigation measures:

"The protected area will consist of the site location and an associated 10 metre buffer. If grading or other soil disturbing activities caused by the development project extent to the edge of the area to be avoided, the proponent must erect a temporary barrier around the area to be avoided, and "no go" instructions will be issued to all on-site construction crews, engineers, architects or others involved in the day-to-day decisions during construction."

We would like to acknowledge these mitigative measures and agree to their implementation on behalf of the owner, which will be adhered to accordingly (Figure 2).

Kind regards,



Dorothy Yeung,
Planner / Development Coordinator
Urban in Mind

Figure 1: Severance Sketch

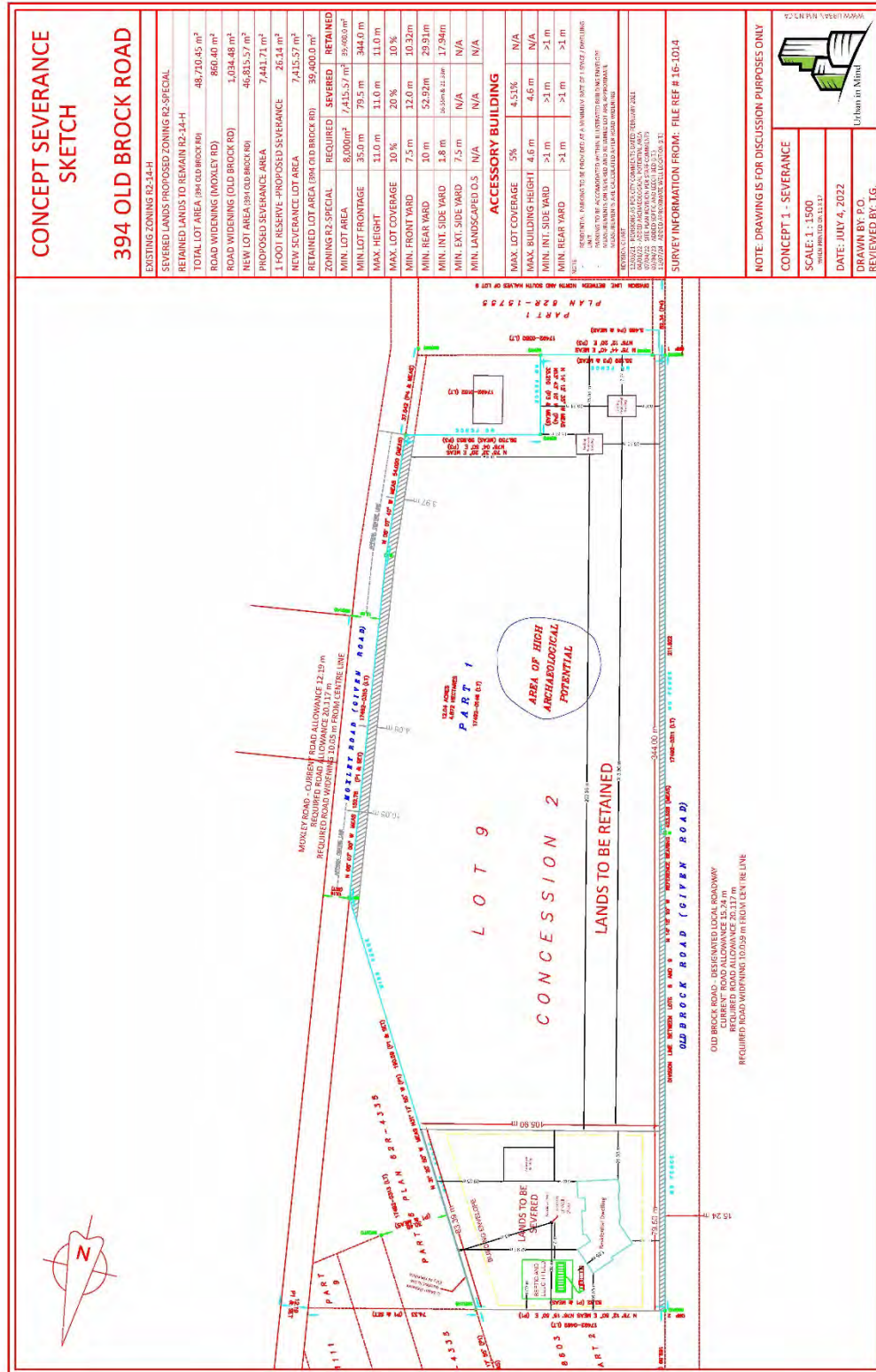
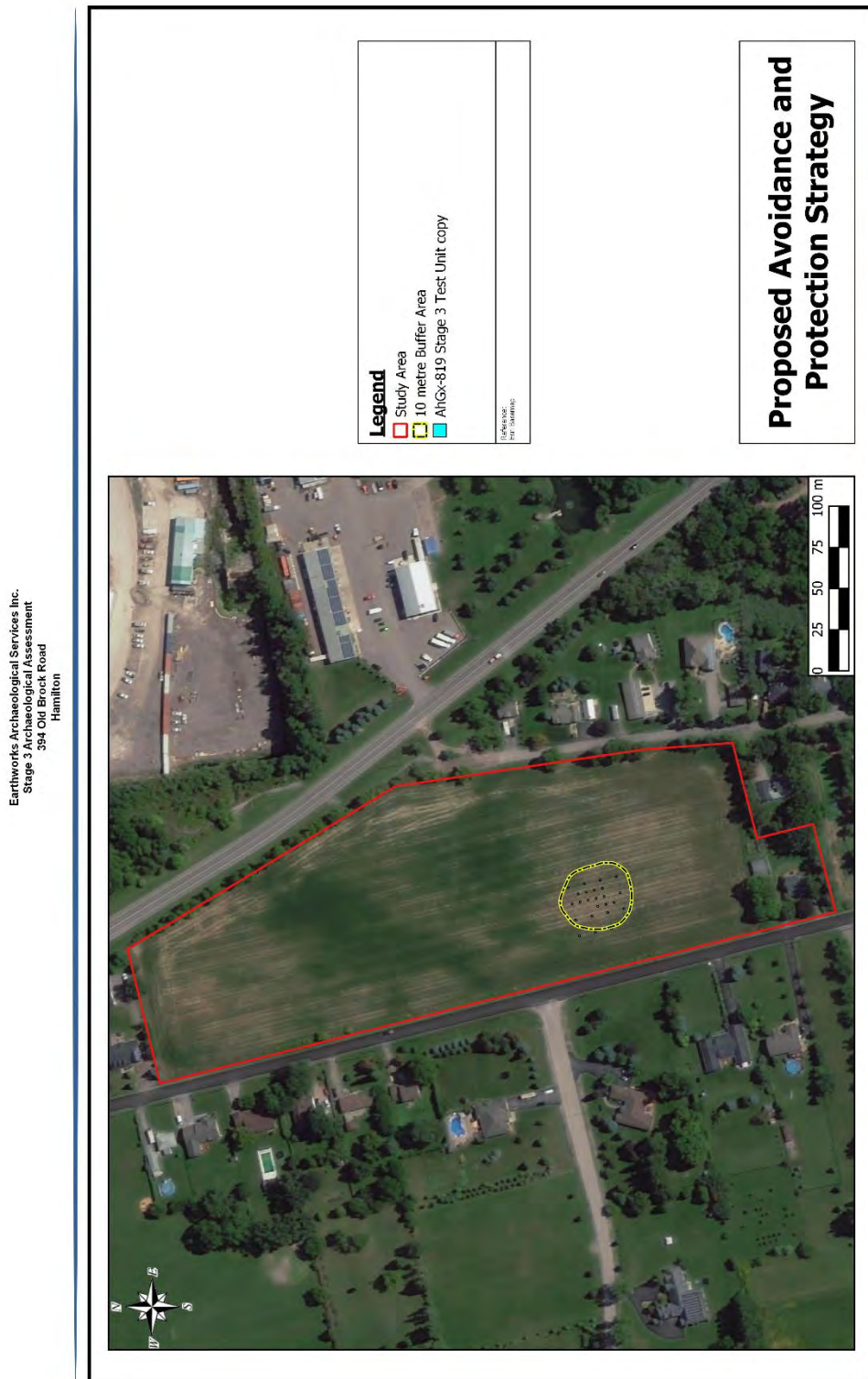
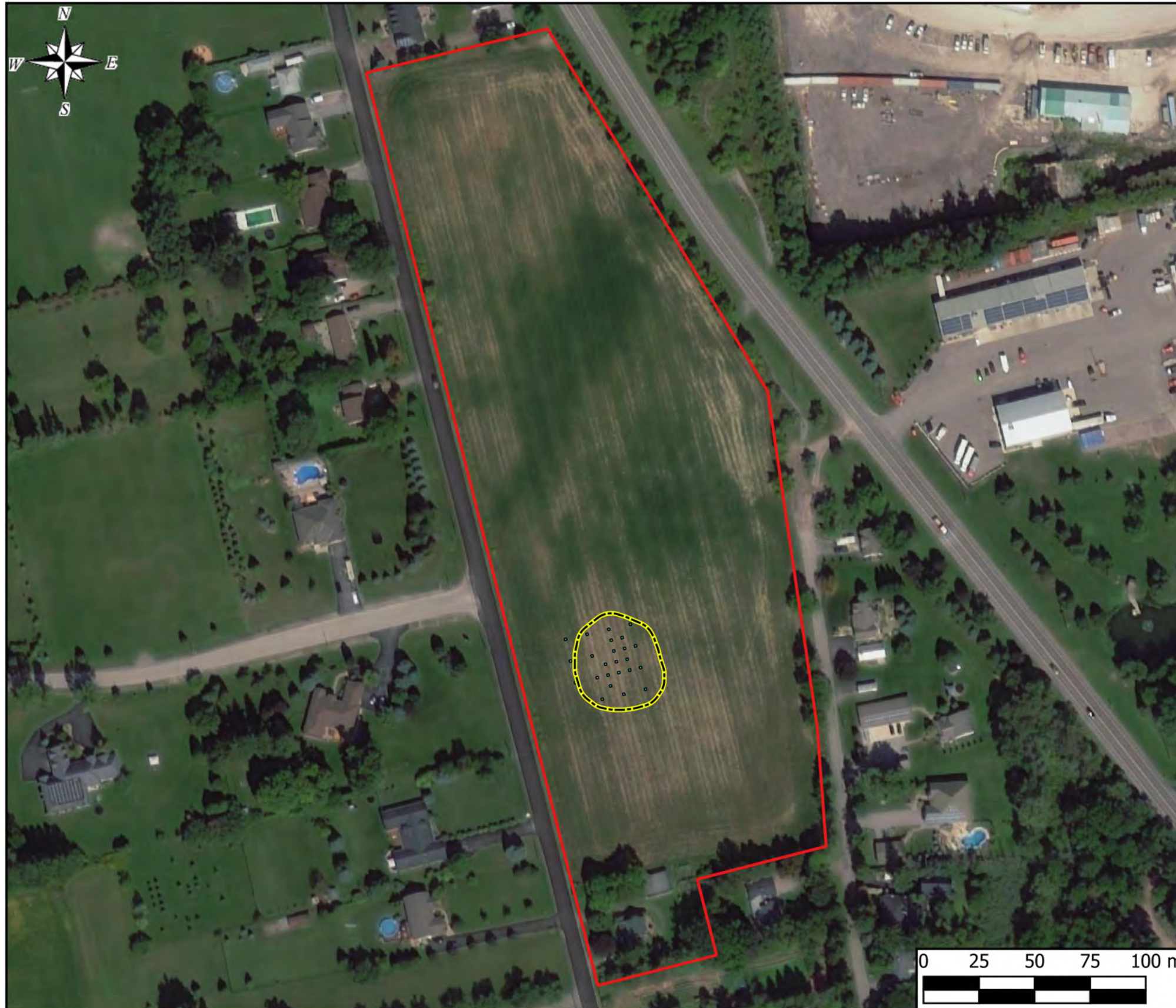


Figure 2: Mitigative Measures Recommended by Earthworks Archaeological Services Inc.





Legend

- Study Area
- 10 metre Buffer Area
- AhGx-819 Stage 3 Test Unit copy

Reference:
Esri Basemap

**Proposed Avoidance and
Protection Strategy**

8/2/2024

Archaeology Program Unit
Ministry of Citizenship and Multiculturalism
Citizenship, Inclusion and Heritage Division | Heritage Branch
401 Bay Street, Suite 1700
Toronto, Ontario
M7A 0A7

Re: Expedited Review Request of Stage 3 Archaeological Assessment AhGx-819 & AhGx-820

394 Old Brock Road Part of Lot 9 Concession 2, Geographic Township of Flamborough City of Hamilton. PIF: P1037-0085-2021 P1037-0091-2021

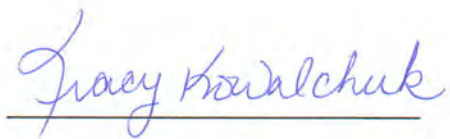
To Whom This May Concern,

This letter requests that the Ministry of Citizenship and Multiculturalism conducts an expedited review of the above archaeological assessment report completed by Earthworks Archaeological Services Inc.. The archaeological assessment report was required by the City of Hamilton Committee of Adjustment for severance and minor variance applications in 2022. The application was tabled at the time due to the need for an archaeological assessment. The City of Hamilton requires a clearance letter from the Ministry to move forward with resubmission as a complete application. All required submission materials have been obtained, and the Ministry's clearance is the remaining item that is needed for resubmission.

This application requires a Ministry clearance letter to move forward with the City. We ask that this report is reviewed by September 16, 2024.

Thank you for your assistance.

Respectfully,

A handwritten signature in blue ink that reads "Tracy Kowalchuk". The signature is written in a cursive style and is positioned above a horizontal line.

Tracy Kowalchuk

Fwd: Expedited Report Review Request Granted / *

Mike G <m.golloher@gmail.com>

Tue 2024-08-13 7:41 PM

To: Dorothy Yeung <DYeung@urbaninmind.ca>

----- Forwarded message -----

From: **pastport** <pastport@ontario.ca>

Date: Tue, Aug 13, 2024, 3:45 p.m.

Subject: Expedited Report Review Request Granted / *

To: <m.golloher@gmail.com>

Cc: <PastPort@ontario.ca>

Dear Michael Golloher,

Your request for an expedited review of report number 62308 submitted under Project Information Form P1037-0085-2021 on Aug 5, 2024 has been granted and the report has been assigned for review.

Thank you for your expedited review request. This report has been entered into the Register without technical review, so this request for expedited review is cancelled.

Please do not reply to this e-mail. The message will be undeliverable, and we are unable to respond from this address.

If you have any questions about this message, email us at: Archaeology@ontario.ca



KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

December 21, 2022

Jamila Sheffield
Secretary-Treasurer
Committee of Adjustment
City of Hamilton
71 Main St. West, 5th Floor
Hamilton, Ontario L8P 4Y5

Dear Jamila Sheffield:

**RE: Consent Application - 394 Old Brock Road, Flamborough (FL/B 22:72)
OUR FILE 9526JK**

On behalf of our Client, Lafarge Canada Inc. (Lafarge), please accept the following comments on the proposed consent located at 394 Old Brock Road, Flamborough (FL/B 22:72). It is our understanding that the proposed consent seeks to create one residential building lot along Old Brock Road.

Lafarge owns and operates the Dundas Quarry, which is located approximately 40 metres to the northeast of the proposed lot, with the existing processing area at the quarry in close proximity to the proposed lot. The Dundas Quarry is an existing 'major facility' in the context of the Provincial Policy Statement (PPS), which are defined as facilities which may require separation from sensitive land uses, such as residences.

The proposed consent would introduce a new sensitive land use (building lot to support a new residence) in close proximity to an established major facility. The PPS policies under Section 1.2.6.1 state the following:

"Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures."

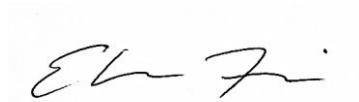
In accordance with the above policy, it is requested that land use compatibility be appropriately demonstrated through the necessary studies to confirm that the introduction of a new sensitive land use can meet the policy tests under Section 1.2.6.1 of the PPS as it relates to the existing Dundas Quarry operation. In particular, it is requested that should the application for consent proceed, that a noise study be completed and that the new lot and associated sensitive receptor be designed to satisfy all provincial requirements, including NPC-300.

It is our understanding that the application has currently been deferred and it would be appreciated if the City could please advise should a date be set for the application to return to the Committee of Adjustment.

Thank you for consideration of our comments and should you have any questions we would be more than happy to discuss.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read "Ellen Ferris". The signature is written in a cursive style with a small dot at the end of the last name.

Ellen Ferris, BSc., MSc., MCIP, RPP
Associate

cc. *Mal Wensierski | Lafarge*
Brian Zeman | MHBC



Tracy Kowalchuk (Client)

tracyk@sympatico.ca

905-975-3261

Severance Part 1 Lot 9, Con 2 Old Brock Road, Greensville, Ontario Septic Investigation

1. INTRODUCTION

Egmond Associates Ltd (EAL) was contacted by Terrance Glover of Urban-In-Mind to conduct a well and septic investigation at 394 Old Brock Road, Greensville, Ontario, as a model for a new lot to be severed from the parcel. The client is Tracy Kowalchuk, the property owner. The investigation includes a site visit, a review of available maps and water well/geotechnical data by others, pump test data and septic evaluation of 394 Old Brock Road at the parent parcel. This report only covers the septic evaluation.

2. SCOPE

The scope of the investigation was:

- Carry out a desktop study.
- Review the on site 394 septic bed area to look for evidence of breakout and field performance.
- Using the above information, provide an opinion on septic issues for the site.

All matters, including other well, septic, environmental, surface water, geotechnical, etc. matters such as frost depth, consolidation, not set out above were and remain specifically not part of the EAL duties or responsibilities.

3. SITE

The site was located at the north end of the Parent Parcel 394 Old Brock Road, Greensville, Ontario (Figure 1). The site is primarily an agricultural field at present. The parent parcel residence is at the southern side of the parcel. The site survey shows the proposed lands to be severed on the North side of the site for a new residence (Figure 2). The proposed new parcel location and the parent parcel are not serviced by municipal water or sewer.

The site is in the community of Greensville, which is part of the City of Hamilton. A Lafarge quarry is about 70 m East of the Site.

A topographic map of the area (Figure 3) shows that the surface elevation at new parcel and the existing well (6813924) at 394 is about 250 m to 253m Above Sea Level (ASL). The existing well on the parent parcel is about 14.3m deep (base elevation 235.7 m ASL) and the static water level is about 6.45 m (243.55 m ASL). The new parcel and parent parcel are reasonably close to the same elevation across the two parcels.



The elevation at the location of the proposed severed lot is about 250 m to 253m ASL. The grading on the agricultural central portion of the property appears to be concave and slopes towards the centre of the site and towards the East. The quarry to the East has a lowest elevation of about 231 m ASL.

4. SEPTIC

The septic bed at the parent parcel 394 Old Brock Road was inspected by means of a site walkover as surrogate for what might be expected at the new parcel.

The septic tank is located on the North side of the house. A rectangle of distressed vegetation and slight mound is evident above the septic tank (Figure 4) owing to soil removal from a recent tank maintenance and pumping.

The septic bed is located in front of the house on the West side (Figure 5). No evidence of breakout was noted. Grass around the septic bed looked healthy and no patterns in the vegetation outlining the location of the septic bed were visible. It appears that the septic bed is working normally.

EAL contacted the City of Hamilton Building Department for records of the septic bed. The records show that the septic bed was installed in May 2000. The current septic bed apparently replaced an existing bed which had become plugged after 50 years.

The leaching bed on the 394 Old Brock Site was designed for a total length of 84m made of 76mm diameter PVC distribution pipe. The leaching bed is laid in 5 runs and is gravity fed.

EAL hand dug three test pits on the new parcel to about 250mm deep to determine surface soil type at the location of the proposed severed lot. It was found that the surface soils appeared to be a fine brown sand.

Assuming that the soils are the same to the bottom depth of a new septic bed, a T time of 5 min/cm could be used in the design of the septic bed. At the time of new construction of a septic bed, the T time shall be determined by further investigation.



5. CONCLUSION AND RECOMMENDATIONS

EAL conducted a septic inspection, reviewed geological data by others. Using this data, soil properties were estimated.

The following comments are made respecting the new lot based on the work completed herein.

EAL witnessed what appeared to be a functioning septic system on the parent parcel.

- The upper 250mm of soil was found to be a fine sand.
- The soils near the site are generally sandy in nature in the upper 5 m or more, though clays with sand and gravel are present in wells or test holes by others near the site.
- The septic bed will normally be in the upper 1m of the soil column.

Sandy soils if present likely have a T-time of about 5min/cm. Clayey soils are likely to have T-Times that are longer (12 to 50 minutes per centimetre) would require designers to have larger septic beds if conventional septic systems are used. The same soils appear on the parent parcel near the house at 394 Old Brock Road, where the septic bed was apparently operating normally. T-Time tests should be completed at the time of design and construction.

Septic Use

Septic system use and successful operations depend to a large part on users and on construction (follow the OBC).

- The design of the septic system, should include all possible occupancies and uses/fixtures.
- An operations manual shall be provided for users in the pump and septic rooms.
- For large numbers of guests a training session may be useful.



6. CLOSURE

6.1. USE

This letter report supersedes all drafts, verbal reports, emails, and discussions of the area of concern, of the site, etc. and represents EAL's current full and entire interpretation of the matters herein.

This letter report is prepared for the use of the client and Egmond Associates Ltd. All others with an interest in the site or sites are to undertake their own investigations, etc. to determine how or if the site affects them.

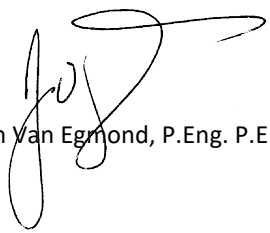
6.2. TERMS AND CONDITIONS

Use of this letter report is subject to the Terms and General Conditions as attached. This letter report was prepared by Egmond Associates Ltd under the direction of John Van Egmond, P.Eng. We trust that the information contained in this report is adequate for your present purposes. This report is for the use of the client, and EAL in the 2021 Site severance planning phase. All others with an interest in the site shall determine how or if the conditions of the site affect them, their costs, plans etc., and neither of EAL, nor any client will be responsible for use of this report by others.

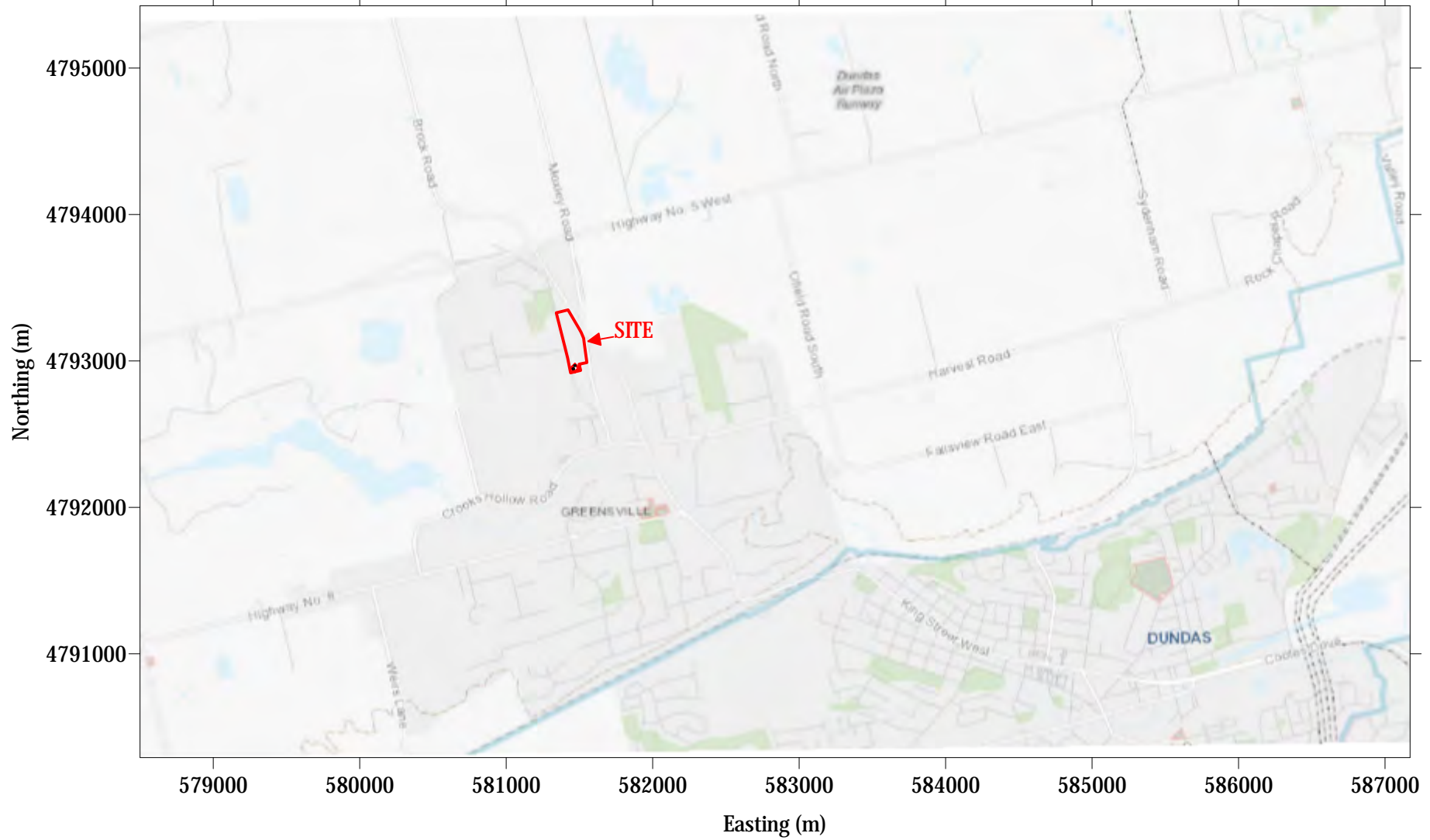
Sincerely,

Egmond Associates Ltd
Geotechnical & Environmental Engineers


Julie VanderMeulen, B.Eng., MaSc


John Van Egmond, P.Eng. P.E., President





Source: City of Hamilton maps, 2021
Location overview

30719
394 Old Brock Road
Greenville, ON

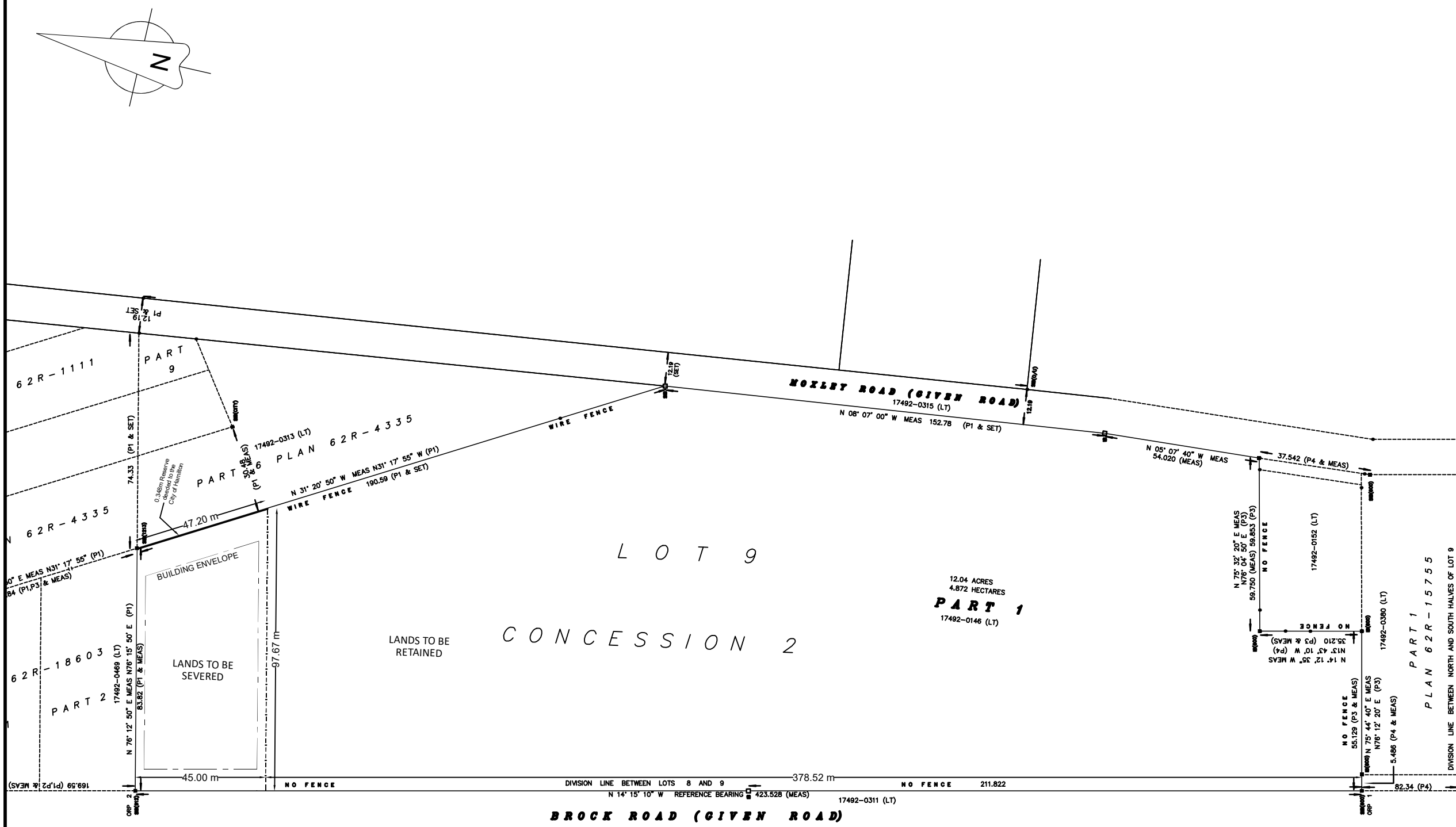
FIGURE 1

CONCEPT SEVERANCE SKETCH

394 OLD BROCK ROAD

EXISTING ZONING R2-14-H	
PROPOSED ZONING R2-SPECIAL	
TOTAL LOT AREA	48,710.45 m ²
PROPOSED SEVERANCE AREA	4,084.67 m ²
1 FOOT RESERVE -PROPOSED SEVERANCE	14.39 m ²
NEW SEVERANCE LOT AREA	4,070.28 m ²
RETAINED LOT AREA	44,625.78 m ²

	REQUIRED	SEVERED	RETAINED
MIN. LOT AREA	8,000m ²	4,070.28 m ²	44,625.78 m ²
MIN. LOT FRONTAGE	35.0 m	45.0 m	375.52 m
MAX. HEIGHT	11.0 m	11.0 m	11.0 m
MAX. LOT COVERAGE	10 %	10 %	10 %
MIN. FRONT YARD	7.5 m	7.5 m	7.5 m
MIN. REAR YARD	10 m	10 m	10 m
MIN. INT. SIDE YARD	3.0 m	3.0 m	3.0 m
MIN. EXT. SIDE YARD	7.5 m	7.5 m	7.5 m
MIN. LANDSCAPED O.S	n/a	n/a	n/a



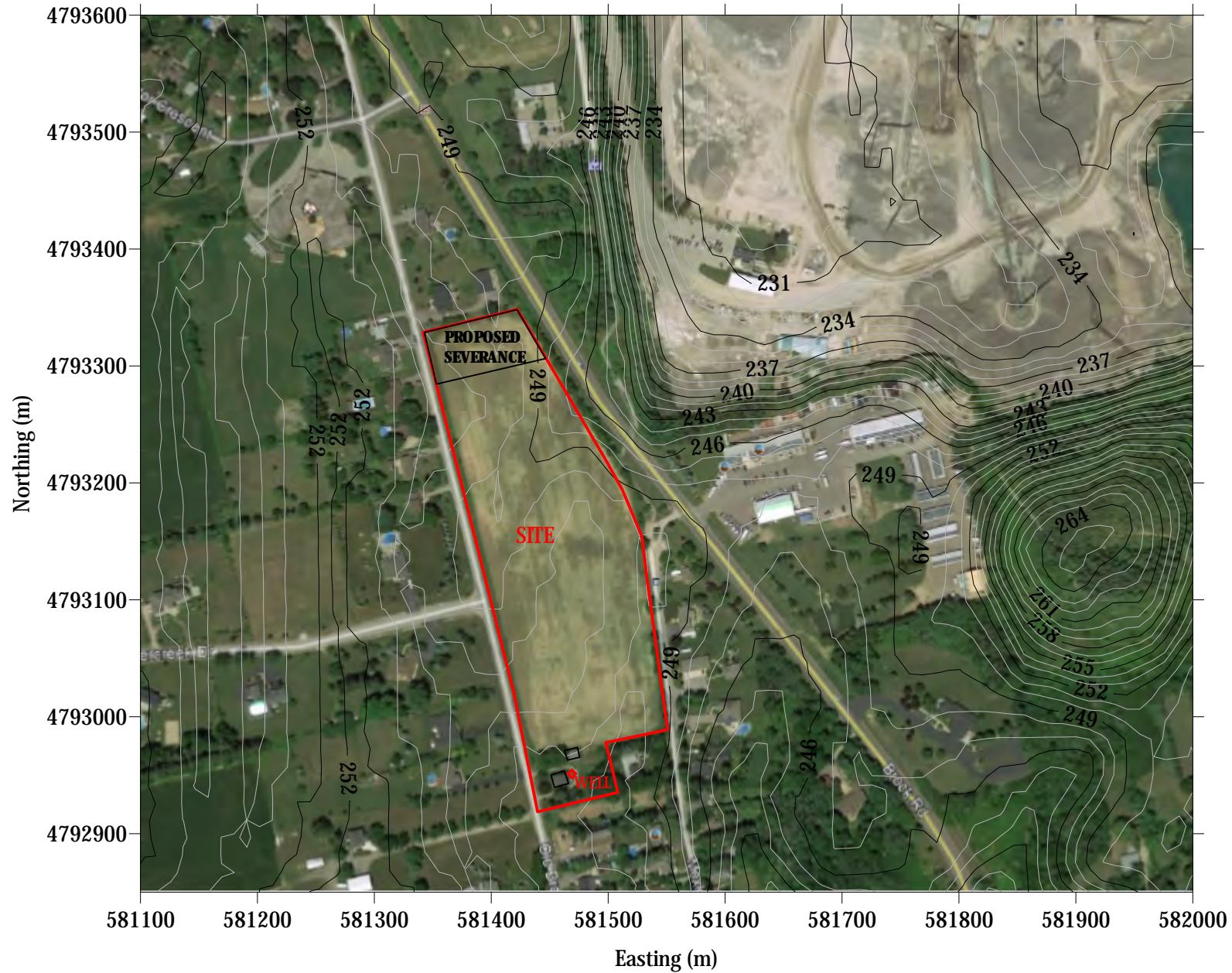
SURVEY INFORMATION FROM: FILE REF # 16-1014
L.G. WOODS SURVEYING INC.
 PROFESSIONAL LAND SURVEYORS
 334 HATT STREET – DUNDAS DISTRICT
 CITY OF HAMILTON, L9H 2H9
 TEL (905) 627-0978 – FAX (905) 627-2818

NOTE: DRAWING IS FOR DISCUSSION PURPOSES ONLY

CONCEPT 1
 SCALE: 1 : 1500
 WHEN PRINTED ON 11 X 17
 DATE: DECEMBER 21, 2020
 DRAWN BY: S.C.
 REVIEWED BY: T.G.



FIGURE 2



Base map: Google Earth, 2021
Topography: Toporama, 2021
Site location
Shows topography near the site. Note the quarry to the east

30719
394 Old Brock Road
Greenville, ON

FIGURE 3





Source: EAL, May 31, 2021
Location of septic bed.
Septic bed is in the front yard. No evidence of breakout noted.
No evidence of distressed vegetation.

30719
394 Old Brock Road
Greenville, ON

FIGURE 5



APPENDIX
Septic Records



USE PERMIT

For Class 4,5,6 Sewage System

Application No. WF-12-2000

39A OLD BROCK RD - FLAMBOROUGH

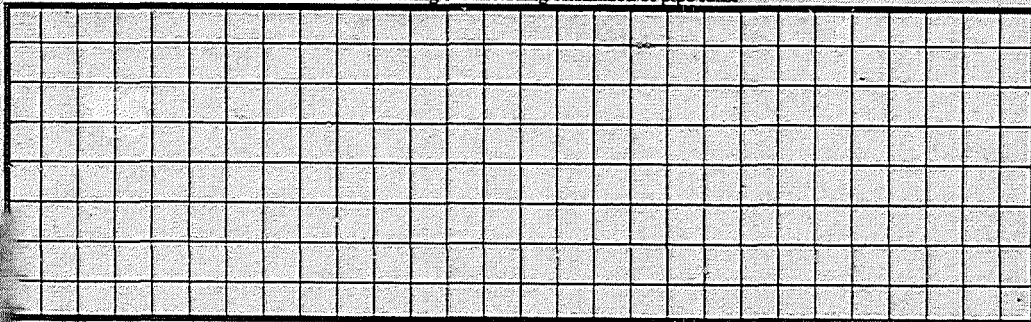
INSPECTION DETAILS	TIME: <u>12:30</u>	DATE: <u>MAY 16/2000</u>	WEATHER: <u>CLEAR</u>
REPRESENTING			

1. Work authorized by the Building Permit has been satisfactorily completed and includes:

- a) Septic tank/holding tank of working capacity of EXISTING Litres.
- b) Septic tank/holding tank constructed of Steel Concrete
 Fibre Glass On Site
 Prefabricated Type: _____
- c) Number of bedrooms/units 3
- d) Leaching bed of total 84 meters : of 76 mm (millimeters) diameter distribution pipe of PVC
 (Type and product description e.g manufacturer and material of pipe) laid in 5 runs and fed by GRAVITY
 (gravity, siphon, pump).
- e) Proprietary Aerobic System: Manufacturer: _____ Model: _____
- f) Other Details NEW BED TO REPLACE OLD



2. Location

- a) System components installed as shown on application supporting Building Permit
- b) If located other than in a), use space below for sketch and dimensions from permanent point of reference sufficient to facilitate future location of tank and leaching bed including orientation of pipe runs.



The following work remains to be completed:-

- Backfill System and Complete
- Finish Grading to Shed Run-Off and Divert Water Around Leaching Bed
- Stabilize all Sloped Surfaces
- Other SEED OR SO2

USE PERMIT		
Under Section 2.4.1.1 of the <u>Ontario</u> Building Code, 403/97, and subject to the provisions of the Act and Regulations a Permit is hereby issued to (Owner) _____ for the use and operation of the Class <u>A</u> sewage system constructed/installed/enlarged/extended/alterd pursuant to the Building Permit issued under the above application number in accordance with the application and Building Permit with any changes indicated above and located at (location) <u>39A OLD BROCK RD</u> in the Town of Flamborough.		
Inspected and Recommended By: 	Permit Issued By:  Peter Vanderbeek, Chief Building Official	Date: <u>MAY 17/2000</u>

Note: No change can be made to any building(s) or structure(s) in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will or is likely to be affected by the change, unless a new Building Permit is obtained.

WARNING: UNDER NO CIRCUMSTANCES SHOULD A HOMEOWNER ENTER A SEPTIC TANK. NOXIOUS GASES WHICH ARE HEAVIER THAN AIR REMAIN IN THE TANK AFTER THE TOP IS REMOVED, AND HAVE CAUSED DEATH BOTH TO THE ORIGINAL VICTIM AND TO THOSE WHO ATTEMPT TO RESCUE HIM FROM THE TANK



TOWN OF FLAMBOROUGH

Application Form And Building Permit For A Class 2 - 6 Sewage System

Shaded areas for office use only

2510ED

Application No.	WF-12-2000
Fee Receipt No.	11986
Date Received	MAY 11/2000

OWNER (S) NAME: [REDACTED]

STREET ADDRESS: 394 OLD BROCK ROAD

MAILING ADDRESS: SAME

CITY/ PROVINCE: GREENSVILLE ONTARIO

POSTAL CODE: L [REDACTED]

PHONE NUMBER: HOME [REDACTED]

INSTALLERS NAME: [REDACTED]

LICENSE NUMBER: [REDACTED]

STREET ADDRESS: [REDACTED]

MAILING ADDRESS: [REDACTED]

CITY/ PROVINCE: [REDACTED]

POSTAL CODE: K9 [REDACTED]

PHONE NUMBER: 50 [REDACTED]

PROPOSE TO REPAIR A CLASS 4 SEWAGE SYSTEM TO SERVE A SINGLE FAMILY
(Construct, install, repair etc.) (Facility: e.g. single family dwelling, motel etc.)

TAX ROLL NUMBER: 2530 200 230 18400 SEVERANCE NUMBER: 0000

LOCATION ADDRESS: _____ LOT AREA: 12 ACRES

PLAN NUMBER: _____ LOT NUMBER: _____ CONCESSION: _____

STATE NUMBER OF:	BEDROOMS:	PEOPLE:	FLUSH TOILETS	URINALS	WASH BASINS & SINKS	SHOWERS & BATHTUBS	TOTAL FIXTURE UNITS
	3	1	1		2	1	10 1/2

WATER SUPPLY:

PROPOSED OR EXISTING

DUG OR BORED WELL DRILLED WELL MUNICIPAL

OTHER _____

COMPLETE SKETCH ON REVERSE OR LIST ATTACHMENTS: SEE ATTACHED DRAWINGS

I CERTIFY THAT THE ABOVE INFORMATION IS COMPLETE AND CORRECT AND THAT IF APPROVED, THE WORK WILL CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS.

AGENTS NAME: [REDACTED]

STREET ADDRESS: [REDACTED]

CITY/ PROVINCE: [REDACTED]

POSTAL CODE: L [REDACTED]

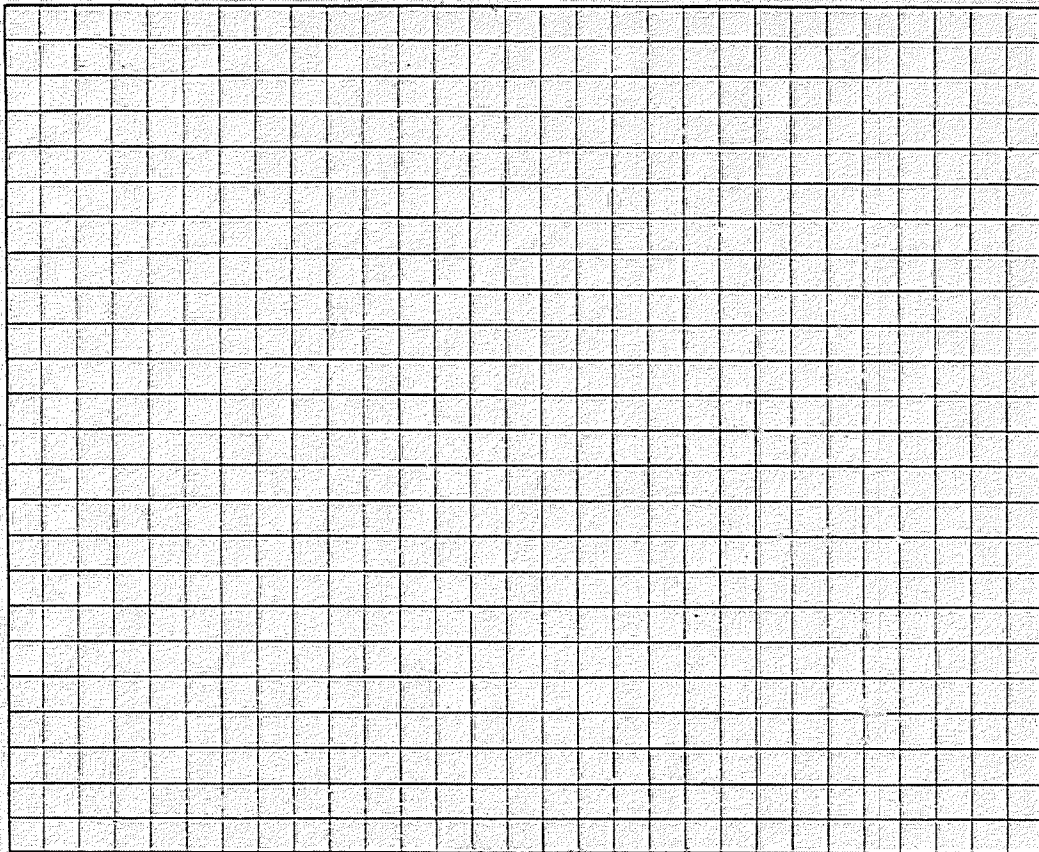
SIGNATURE: [REDACTED]

DATE: May 11, 2000

LOT DIAGRAM AND SEWAGE SYSTEM PLAN: Draw diagram indicating north point and showing:

- 1) Location of sewage system components (eg. Tanks, leaching bed). Locate and show horizontal distances from system to adjacent existing or proposed buildings, water supplies (including neighbours), existing on site sewage systems, driveways, property lines, lakes, rivers, water courses, swimming pools.
- 2) Lot dimensions, topographic features (e.g. swamps, steep slopes) near system.
- 3) If any part of proposal conforms to specific standard drawing, give reference number(s).

SFD AREA 1577 SQ FT



NOTE: PERCOLATION TEST REQUIRED OF NATIVE SOIL AT APPROXIMATE LOCATION OF BOTTOM OF TRENCH.

INSPECTORS REPORT:

<p>INSPECTION TIME AND DATE <input checked="" type="checkbox"/> AIRM 10:00 P.M. 5/15/00</p> <p>Weather CLEAR</p> <p>REQUIREMENTS 84m (275') EXISTING TANK</p>	<p>Depth (m) Soil type</p> <p>0 - 16" TOP SOIL 0.25 - 10" 7" SAND SILT 0.75 - MIX DRY TO DAMP 1.00 - LOW SILT CONTENT 1.25 - TEST TIME 1.50 - 5-10 MIN/CM</p>
<p><input checked="" type="checkbox"/> Conditions of approval and reasons (e.g. fill, grading, drainage improvements, design sewage flow) or <input type="checkbox"/> Reasons where proposal not acceptable (add additional pages if required)</p> <p>NEW BED TO REPLACE EXISTING IN SAME LOCATION, OLD CLAY TILE PLUGGED W/PI NO STONE COVER, LASTED 50 YEARS</p>	

BUILDING PERMIT		
Application approved and this Building Permit under the Ontario Building Code 40392 is issued for the proposal outlined on this application and the attachments provided that the sewage system shall be completed and a use permit figured within 12 months of the issue hereof or such extended period as the Chief Building Official allows. All construction shall conform to the Ontario Building Code. DO NOT OPERATE THE SYSTEM UNTIL A USE PERMIT HAS BEEN ISSUED.		
Inspected and Recommended by: JAY APPELL	Issued: Peter Vanderbeek, Chief Building Official	Date: May 16 2000

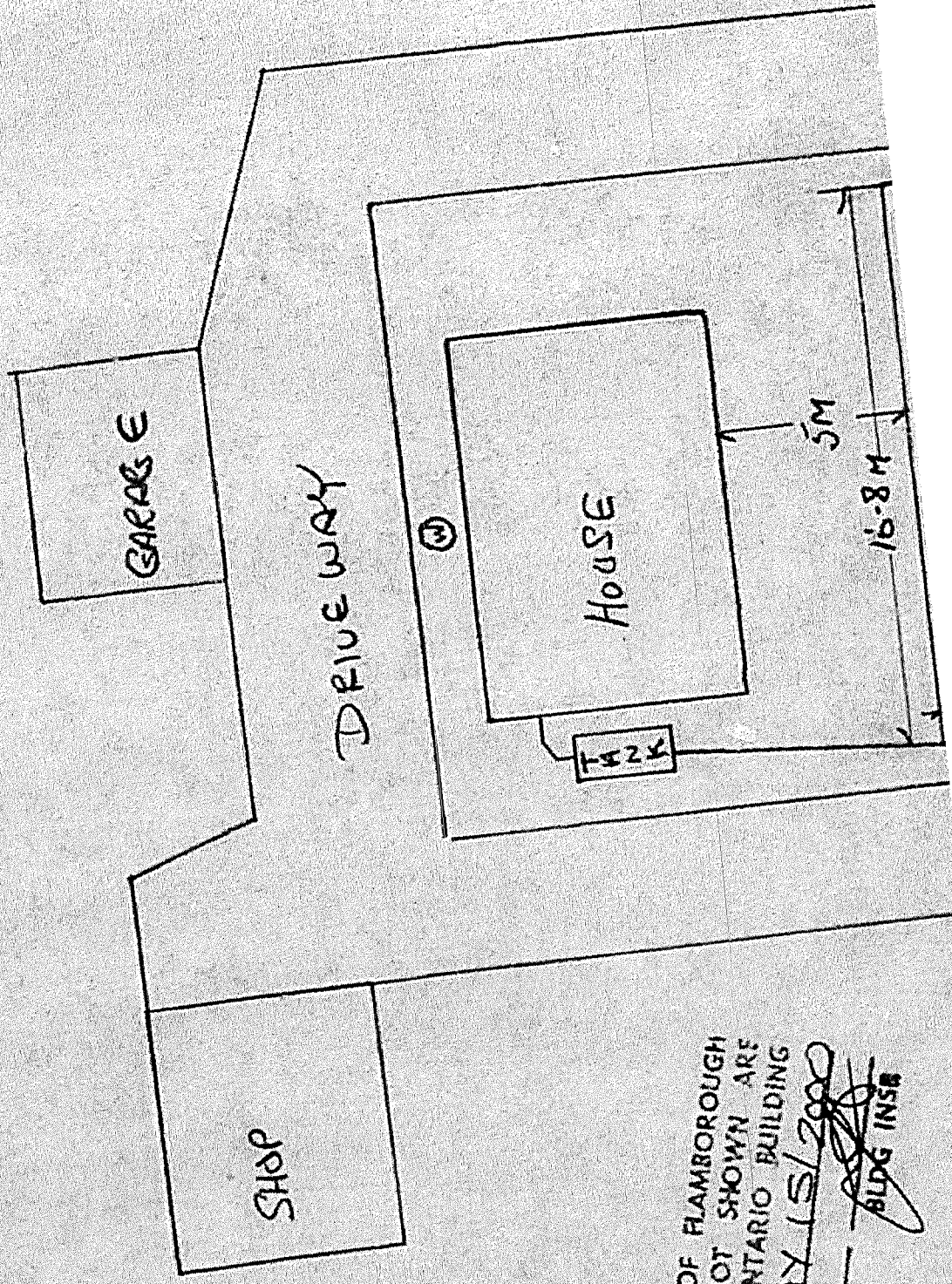
SECTION B - FOR SEWAGE SYSTEMS

MORE THAN ONE SEWAGE SYSTEM BE USED? YES NO **TOTAL # OF BEDROOMS ON THE PROPERTY** 3
TOTAL FLOOR AREA OF ALL DWELLINGS (PROVIDE COPIES OF FLOOR PLANS AS REQUIRED)
TOTAL FIXTURE UNITS WITHIN ALL BUILDINGS ON THE PROPERTY (TAKEN FROM SECTION "A" SEE PREVIOUS PAGE) 10 1/2
TOTAL DAILY DESIGN FLOW RATE (EXPRESSED IN L / DAY) (DETERMINE FROM ABOVE & FROM CHARTS PROVIDED) q = 1600
DESCRIBE THE SEWAGE SYSTEM AREA VEGETATION GRASS SLOPE LEVEL
DEPTH OF SOIL TO BEDROCK OR SANDPAN 15M TO HIGH WATER TABLE NONE
TYPE OF SOIL (E.G. MEDIUM SAND, CLAY, SANDY SILT, ETC.) GRAVELLY SAND
PERCOLATION TIME OF SOIL USED IN THE BED (EXPRESSED IN MIN / CM) (REFER TO THE BUILDING CODE) T = 10
DESCRIBE MANTLE (DOWNSLOPE AREA BELOW SEWAGE SYSTEM) VEGETATION GRASS
PROPER SOIL IS EXISTING OR **MUST BE IMPORTED** **DEPTH**
DESCRIBE TYPE OF SOIL TO BE USED **ESTIMATED T TIME**
PROPOSE TO CONSTRUCT (REFER TO ABOVE INFO & TO THE BUILDING CODE AND/OR INFO SHEETS & CHARTS PROVIDED)
 CLASS 2 GREY-WATER PIT **WALL STRUCTURE** CONCRETE BLOCK ROCK OTHER
DIMENSIONS OF PIT **LENGTH** **WIDTH** **HEIGHT** **TYPE OF COVER**
TYPE OF CLASS 1 TO BE USED: PRIVY COMPOSTING CHEMICAL ELECTRICAL OTHER
 CLASS 4 FILTER BED **PROOF OF APPROVED FILTER MATERIAL MUST BE PROVIDED**
DUG INTO EXISTING SOIL OR **RAISED** **IF RAISED, HOW FAR ABOVE EXISTING SOILS?**
AREA OF FILTER MEDIUM (SQ. M.) **# OF RUNS OF TILE** **HEADER** OR **DISTRIBUTION BOX**
USE EXISTING TANK OR **NEW CSA STANDARD** **CONCRETE** **POLYETHYLENE** **SIZE (L)**
 CLASS 4 TRENCH BED **DUG INTO EXISTING SOIL** OR **RAISED** **IF RAISED, HOW FAR ABOVE EXISTING SOILS?**
TOTAL LENGTH OF TILE (M) 80 **# OF RUNS OF TILE** 5 **HEADER** OR **DISTRIBUTION BOX**
USE EXISTING TANK OR **NEW CSA STANDARD** **CONCRETE** **POLYETHYLENE** **SIZE (L)**
 OTHER SEPTIC **DESCRIBE**
 CLASS 5 (HOLDING TANK) **A PUMP OUT CONTRACT MUST BE PROVIDED** **STEEL** **POLYETHYLENE** **OTHER**
SIZE (L) **ALARM IS** **AUDIO** **AND** **VISUAL** **DESCRIBE PLATFORM**
FOR ANY OF THE ABOVE IS A PUMP REQUIRED? YES NO **IF YES** **HEAD** **RUN** **HORSEPOWER**
 CONTRACTOR'S BUSINESS LICENCE # S 1999 3180 **ON-SITE SUPERVISOR'S LICENCE #** 1-1999-2210

ALL APPLICATIONS UNDER THIS SECTION MUST INCLUDE:
 A DETAILED SITE PLAN WHICH LOCATES ALL FEATURES & STRUCTURES WITH ALL DISTANCES INDICATED DRAWN TO SCALE
INCLUDE THE FOLLOWING ON THE SITE PLAN:
 PROPERTY LINES & TOPOGRAPHIC FEATURES - WATER COURSES/BODIES/SWAMPS, CLIFFS, BARE ROCK, SLOPE DEGREE & DIRECTION
 EXISTING & PROPOSED STRUCTURES - ALL BUILDINGS, DRIVEWAYS, UTILITY EASEMENTS, WELLS (STATE: DUG, BORED OR DRILLED - INCLUDE ALL NEIGHBOURS)
 EXISTING & PROPOSED SEWAGE SYSTEM(S) - TANK & TILE FIELD ORIENTATION, DISTRIBUTION LINES, MANTLE AREA, DETAILS OF EXISTING SYSTEM IF IT REMAINS IN USE

PRIOR TO CONSTRUCTION, ARRANGE FOR AN INSPECTOR TO APPROVE THE PROPOSED SITE AND SEWAGE SYSTEM
FEES FOR SEWAGE SYSTEM PERMITS AND INSPECTIONS ARE DETAILED IN SCHEDULE "A" OF THE BUILDING BY-LAW

394 OLD BRACK RD - FLAMBOROUGH.



PLANS REVIEWED BY TOWN OF FLAMBOROUGH
 BUILDING DEPARTMENT, ITEMS NOT SHOWN ARE
 TO BE IN COMPLIANCE WITH ONTARIO BUILDING
 CODE

BLDG PERMIT # _____ DATE OF ISSUE _____
 MAY 15/2000
 BLDG INSR



Tracy Kowalchuk (Client)

tracyk@sympatico.ca

905-975-3261

Severance Part 1 Lot 9, Con 2 Old Brock Road, Greensville, Ontario Well Pump Test

1. INTRODUCTION

Egmond Associates Ltd (EAL) was contacted by Terrance Glover of Urban-In-Mind to conduct a well and septic investigation at 394 Old Brock Road, Greensville, Ontario, as a model for a new lot to be severed from the parcel. The client is Tracy Kowalchuk, the property owner. The investigation includes review of available maps and water well/geotechnical data by others, a pump test and septic evaluation of 394 Old Brock Road at the parent parcel. Further a shallow seismic survey was conducted to estimate deeper soil conditions at the site.

2. SCOPE

The scope of the investigation was:

- Carry out a desktop study.
- Attend the 394 site and run a 3 hour pump test.
- Take water samples for bacteriological testing by the local health unit.
- Conduct a shallow seismic survey
- Using the above information, provide an opinion on groundwater, and geological conditions.

All matters, including other well, septic, environmental, surface water, geotechnical, etc. matters such as frost depth, consolidation, not set out above were and remain specifically not part of the EAL duties or responsibilities.

3. SITE

The site was located at the north end of the Parent Parcel 394 Old Brock Road, Greensville, Ontario (Figure 1). The site is primarily an agricultural field at present. The parent parcel residence is at the southern side of the parcel. The site survey shows the proposed lands to be severed on the North side of the site for a new residence (Figure 2). The proposed new parcel location and the parent parcel are not serviced by municipal water or sewer.

The site is in the community of Greensville, which is part of the City of Hamilton. A Lafarge quarry is about 70 m East of the Site.

A topographic map of the area (Figure 3) shows that the surface elevation at new parcel and the existing well (6813924) at 394 is about 250 m to 253m Above Sea Level (ASL). The existing well on the parent parcel is about 14.3m deep (235.7 m ASL) and the static water level is about 6.45 m (243.55 m ASL). The new parcel and parent parcel are reasonably close to the same elevation across the two parcels.



The elevation at the location of the proposed severed lot is about 250 m to 253m ASL. The grading on the agricultural central portion of the property appears to be concave and slopes towards the centre of the site and towards the East. The quarry to the East has a lowest elevation of about 231 m ASL. This elevation is below the water level identified in the well.

4. NEARBY WELLS AND GEOLOGY

EAL reviewed geology maps as well as nearby wells by others. A map of the wells in relation to the Site is shown in Figure 4. The well logs are presented in Appendix 1 based on work by others, in some cases decades ago.

The on site well number 6813924, drilled in 2003 shows the following:

Soil Description	Depth to layer (m)	Elevation at top of layer (m)
Clay: Silt, brown	0 m	250 m
Gravel: Sand, Silt, Grey	5.5m	244.5 m
Limestone: Brown	12.2 m	237.8 m
Depth water found	15.1 m	234.9 m
Static Water Level	6.7 m	243.3 m

Further, in 1953, well 6805947 was completed apparently near the middle of the parent parcel, though it was not detected in the field. EAL cannot be sure the location is reliable or on site.

Soil Description	Depth to layer (m)	Elevation at top of layer (m)
Clay, Gravel (EAL comment Clay Till?)	0	250 m
Gravel: Medium Sand	12m	238 m
Limestone	14 m	236 m
Depth water found	15.1 m	233.5 m
Static Water Level	7.3 m	242.7 m

Despite the presence of the Lafarge quarry to the East which is as deep as 231 m ASL, many of the wells in the area have a static water level at about 242 m to 244 m ASL, which is shallower than the depth of the quarry.

There appears to be a second deeper aquifer in the area that some wells access, which is at about 230 m ASL. Wells closer to the quarry tend to find this aquifer, indicating that there may be some potential for drawdown from the quarry (if it is being dewatered) to impact on such wells (EAL are not implying there will be a impact). The location of the proposed severed property is much closer to the quarry, so the aquifer also be at both the quarry and site.

The soil properties are generally clayey sand and gravel over limestone bedrock in the various wells identified herein and presented in the appendix. Limestone bedrock depth is variable in the area, but most wells show the bedrock elevation between 235m ASL and 243 m ASL.

On May 31, 2021 a seismic investigation was carried out by Julie vanderMeulen of EAL. Two lines of seismic data were recorded (Figure 5) to determine a correlation between well log depths and seismic data, so that the parent and new parcel would have further corroborative data as to the well depths.



The seismic investigation was carried out using a line of 12 geophones and a DAQLinkIII data logger. The geophones were spaced up to 8m. Seismic data can be used to determine and estimate subsurface properties and profiles. The seismic data was collected and processed using the ReMi method. The ReMi method uses passive shear and compression waves from surrounding noise such as footsteps and traffic.

The bedrock layer was interpreted by EAL to be at about 10m depth, or 240m ASL at 294 Old Brock Road and conforms reasonably to the finding at the well.

The results of the seismic analysis are in the Appendix.

5. PARENT PARCEL PUMP TEST

EAL conducted a pump test of the well at 394 Old Brock Road on May 31, 2021 as a surrogate for what is possible for a new well on the parent parcel, assuming the hydrogeology is relatively consistent. Julie vanderMeulen and John Van Egmond of Egmond Associates Ltd. carried out the test. The test involved using the house's pump system and running water from the exterior tap only at maximum volume for 3 hours. The system has an integrated pressure tank which is filled by the pump. As a result, the pump does not run constantly; rather it fills up the pressure tank then stops until the pressure tank needs to be refilled.

A Hoskin Scientific Water Level Gauge was used to measure the depth to the water table from the top of the well casing. To reduce the risk of introducing bacteriological contamination into the well, the probe and cable were washed in a 1:5 water/chlorine bleach mixture, and the well was kept closed between readings. Readings could be taken to 1mm accuracy on the tape, though EAL expect 1 cm is a more reliable measurement limit. One of the bolts holding the cap was broken loose, and the other three broke off during removal. The cap should be restored with new bolts that are not subject to seizing in the cap.

The pump test found that the average flow rate during the 3 hour test was 0.32 L/s (5.1 GPM). The flow rate over that time period varied between 0.3 L/s (4.7 GPM) and 0.37 L/s (5.8 GPM). The flow rate changed marginally over the duration of the 3 hour test with the tap running fully open.

The pump test did not find a continuous smooth drawdown curve (Figure 6). Rather, the water level went up and down over the duration. It appears that this is a result of the well recharging quickly within the periods between pumping up the pressure tank.

When comparing to the pump test in the original well log, the driller pumped at a rate of 1.2 L/s (20 GPM) for one hour. After their test completed, the well had recharged to its static level in under 15 minutes.

During the pumping test, the water temperature maintained a constant temperature of about 11°C.



6. WATER QUALITY

Two water samples were taken during the pump test for testing by the Hamilton Public Health Service.

The first sample was taken at the 1 hour mark directly from the hose being run for the test. The second sample was taken from the exterior tap at the end of the test. The test results show zero coliform and zero E.coli. This indicates that the water contains no harmful bacteria as measured by the lab test protocol and no harmful bacteria were introduced during the pump test. See Appendix for full test results.

During the test, the water would occasionally appear reddish. Occasionally the end of the water level probe would come up reddish with sediment on it. It is likely that the reddish colour may be iron oxide and the sediment was result of the sediments being stirred up from constant pumping. The home owner had no complaints about the water quality and had not reported staining laundry. It is noted that the water is hard at the site so the minerals in the water may contribute to colouring.

7. CONCLUSION AND RECOMMENDATIONS

EAL conducted a pump test, septic inspection, reviewed geological data by others and conducted other work to carry out an investigation on the probable water well conditions.

The following comments are made respecting the new lot based on the work completed herein.

Well

- EAL expect a well, that can maintain a 0.3 L/s (or nominally 5. GPM) or more should be possible based on the parent parcel tests and results at nearby wells. A new well should likely encounter bedrock within the depths of nearby wells and the well on the parent parcel. At the time of installation of a new well, a pump test shall be completed. The presence of a suitable water bearing zone seems likely but cannot be guaranteed. Sometimes wells will not find fractures or zones present in other near wells, or may find alternate zones. We expect a well should be feasible at the site.
- Wells that do not respond to near surface waters are to be preferred.
- Water maybe expected to be hardwater. If pumped for some time, it appears the water will have a temperature of about 11°C. If warmer water persists in pump tests a connection to the near surface heat may be indicated.
- EAL recommend that Ontario Drinking Water tests be conducted including metals, herbicides, pesticides, bacteria, and hardness as part of new wells.
- If wells encounter sulphurous (rotten egg smell) zones a new or deeper zone should be sought and one may need to explore if the zone is contaminated from surface by organics. EAL note there are likely two aquifers present in the area. One appears to be shallower aquifer at 6.45m depth (243.55 m ASL). The other but deeper aquifer appears to be at about 230m ASL.
- Due to proximity to the quarry, EAL consider the drilling for a future well should attempt to access the 230m ASL aquifer or deeper aquifers below the elevation of the base of the quarry.



Well Operations

New well use and successful operations depend to a large part on users and on construction (follow the OBC).

- One can by excessive water use (more than the well can provide in the short or long term) cause movement of fines into wells and well screens as high speed waters carry sediments to the wells or screens, causing loss of function. Further, when pumping large volumes, the drawdown from one well may cause unacceptable drawdown of nearby wells. Further, in this case, a quarry is nearby. Its changing operations may change the groundwater regime.
- A well may function for many years with low use and fail quickly under high use.
- The user should size the well and system according to the needs of the user during the well installation period. If a user elects to use more than one aquifer additional wells should be used to prevent damage of one water bearing zone by another.
- Hard water may be present. Metals such as Iron and Manganese, though not a health hazard, may cause reddening of clothes and other issues. Softeners, filters, and osmotic filters can be applied – though their use is often at the discretion of a user. UV filters can reduce live biological contamination, but EAL advise one deal with the source of biological contaminants or find different water supplies. At present we found the water from the parent parcel was not biologically contaminated.



8. CLOSURE

8.1. USE

This letter report supersedes all drafts, verbal reports, emails, and discussions of the area of concern, of the site, etc. and represents EAL's current full and entire interpretation of the matters herein.

This letter report is prepared for the use of the client and Egmond Associates Ltd. All others with an interest in the site or sites are to undertake their own investigations, etc. to determine how or if the site affects them.

8.2. TERMS AND CONDITIONS

Use of this letter report is subject to the Terms and General Conditions as attached. This letter report was prepared by Egmond Associates Ltd under the direction of John Van Egmond, P.Eng. We trust that the information contained in this report is adequate for your present purposes. This report is for the use of the client, and EAL in the 2021 Site severance planning phase. All others with an interest in the site shall determine how or if the conditions of the site affect them, their costs, plans etc., and neither of EAL, nor any client will be responsible for use of this report by others.

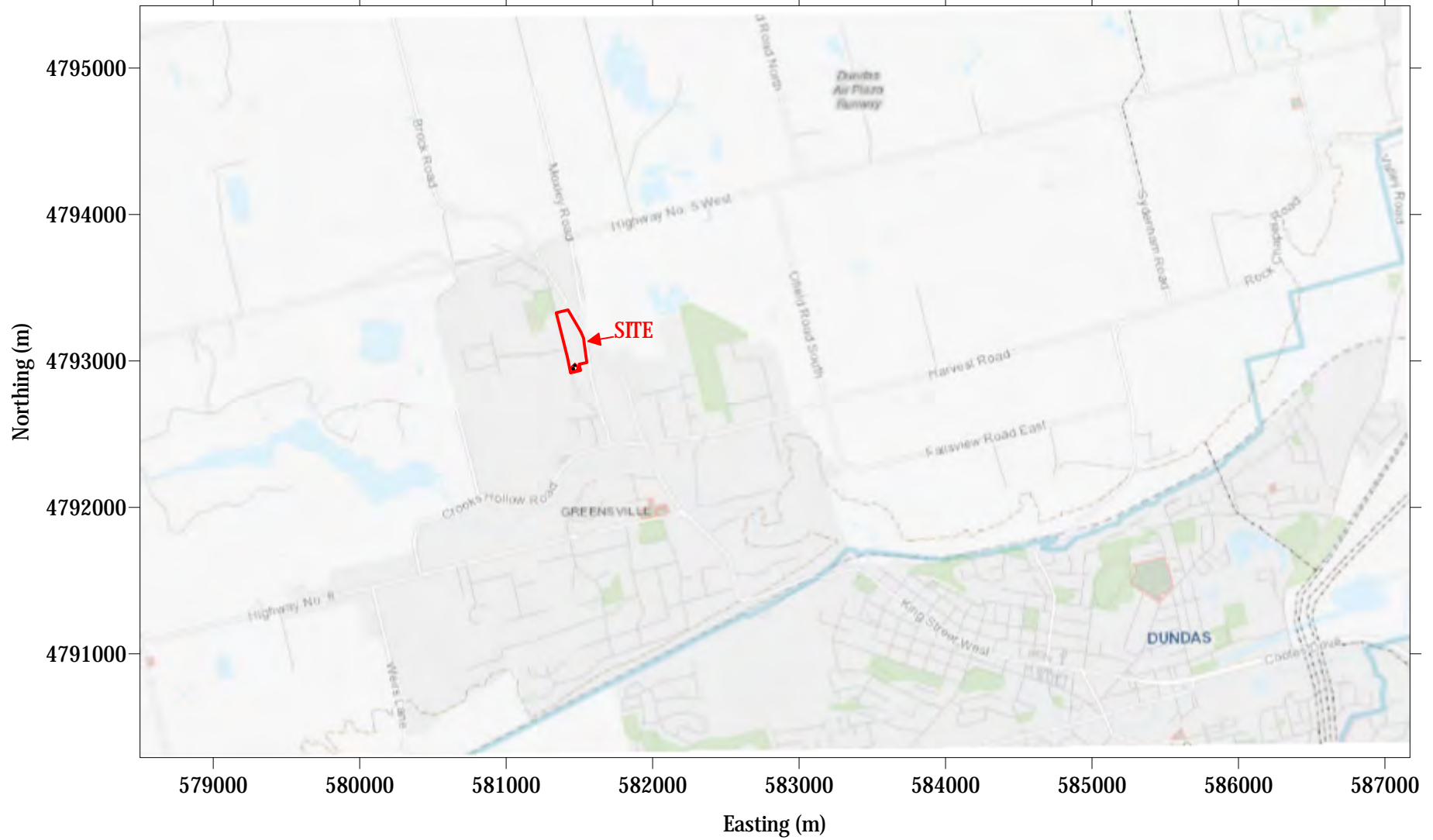
Sincerely,

Egmond Associates Ltd
Geotechnical & Environmental Engineers

Julie VanderMeulen, B.Eng., MaSc

John Van Egmond, P.Eng. P.E., President

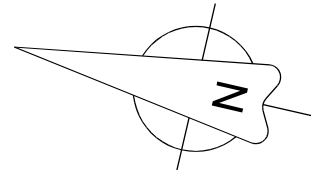




Source: City of Hamilton maps, 2021
 Location overview

30719
 394 Old Brock Road
 Greenville, ON

FIGURE 1



CONCEPT SEVERANCE SKETCH

394 OLD BROCK ROAD

EXISTING ZONING R2-14-H	
PROPOSED ZONING R2-SPECIAL	
TOTAL LOT AREA	48,710.45 m ²
PROPOSED SEVERANCE AREA	4,084.67 m ²
1 FOOT RESERVE -PROPOSED SEVERANCE	14.39 m ²
NEW SEVERANCE LOT AREA	4,070.28 m ²
RETAINED LOT AREA	44,625.78 m ²

	REQUIRED	SEVERED	RETAINED
MIN. LOT AREA	8,000m ²	4,070.28 m ²	44,625.78 m ²
MIN. LOT FRONTAGE	35.0 m	45.0 m	375.52 m
MAX. HEIGHT	11.0 m	11.0 m	11.0 m
MAX. LOT COVERAGE	10 %	10 %	10 %
MIN. FRONT YARD	7.5 m	7.5 m	7.5 m
MIN. REAR YARD	10 m	10 m	10 m
MIN. INT. SIDE YARD	3.0 m	3.0 m	3.0 m
MIN. EXT. SIDE YARD	7.5 m	7.5 m	7.5 m
MIN. LANDSCAPED O.S	n/a	n/a	n/a

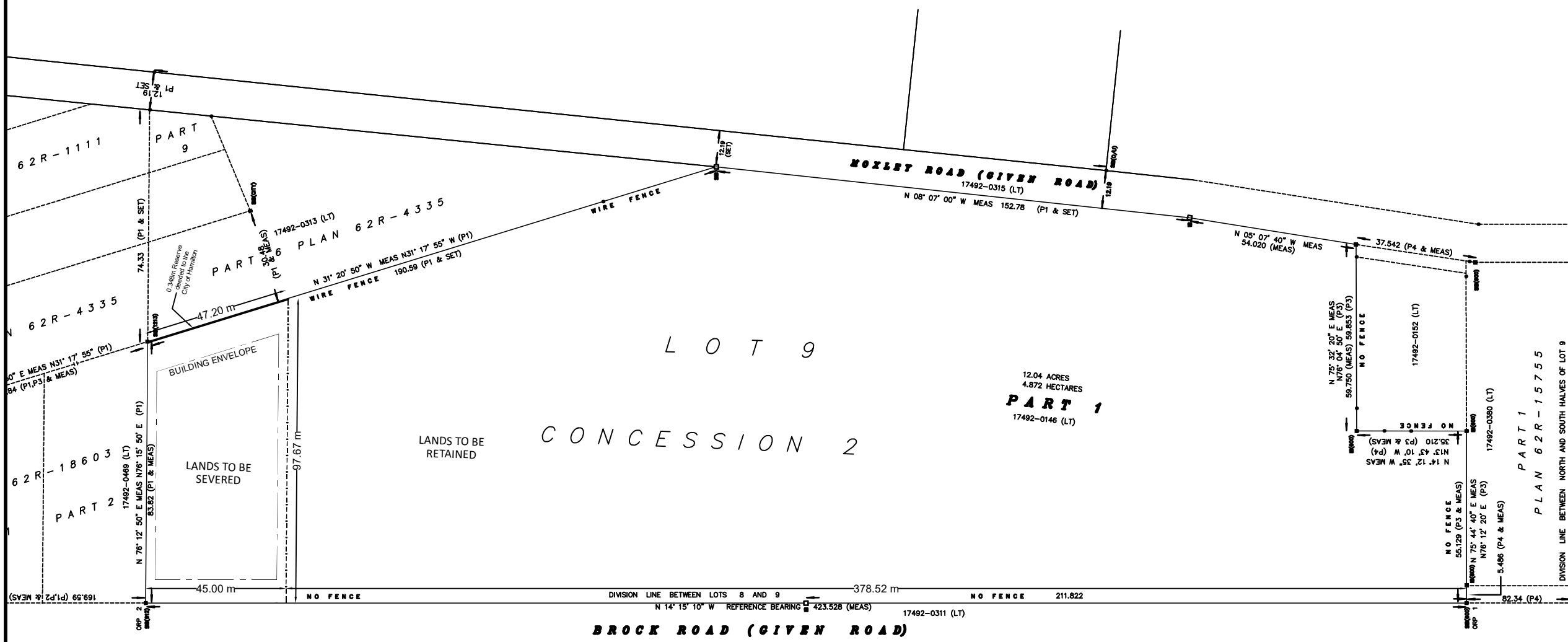


FIGURE 2

SURVEY INFORMATION FROM: FILE REF # 16-1014
L.G. WOODS SURVEYING INC.
 PROFESSIONAL LAND SURVEYORS
 334 HATT STREET – DUNDAS DISTRICT
 CITY OF HAMILTON, L9H 2H9
 TEL (905) 627-0978 – FAX (905) 627-2818

NOTE: DRAWING IS FOR DISCUSSION PURPOSES ONLY

CONCEPT 1
 SCALE: 1 : 1500
 WHEN PRINTED ON 11 X 17
 DATE: DECEMBER 21, 2020
 DRAWN BY: S.C.
 REVIEWED BY: T.G.

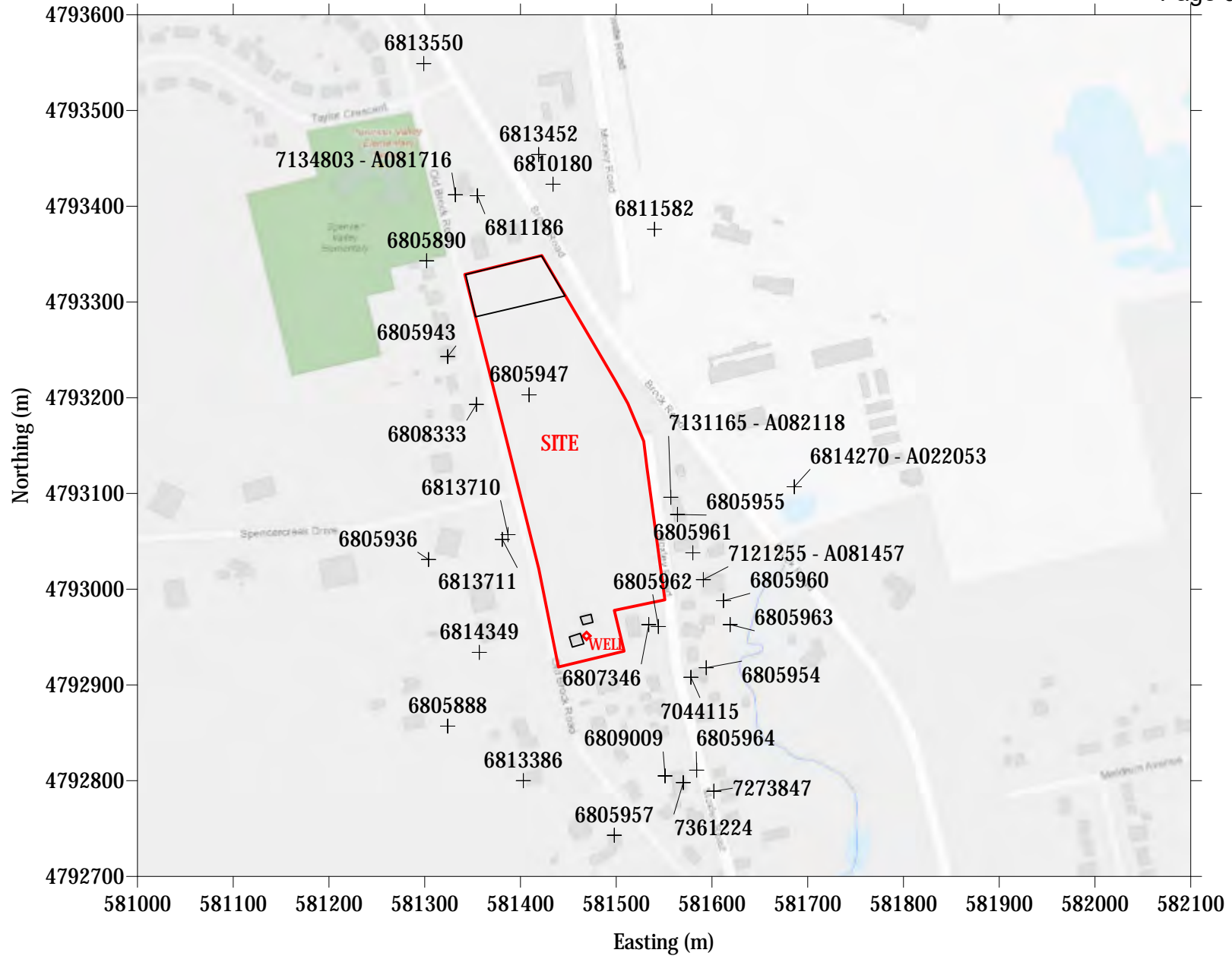




Base map: Google Earth, 2021
Topography: Toporama, 2021
Site location
Shows topography near the site. Note the quarry to the east

30719
394 Old Brock Road
Greenville, ON

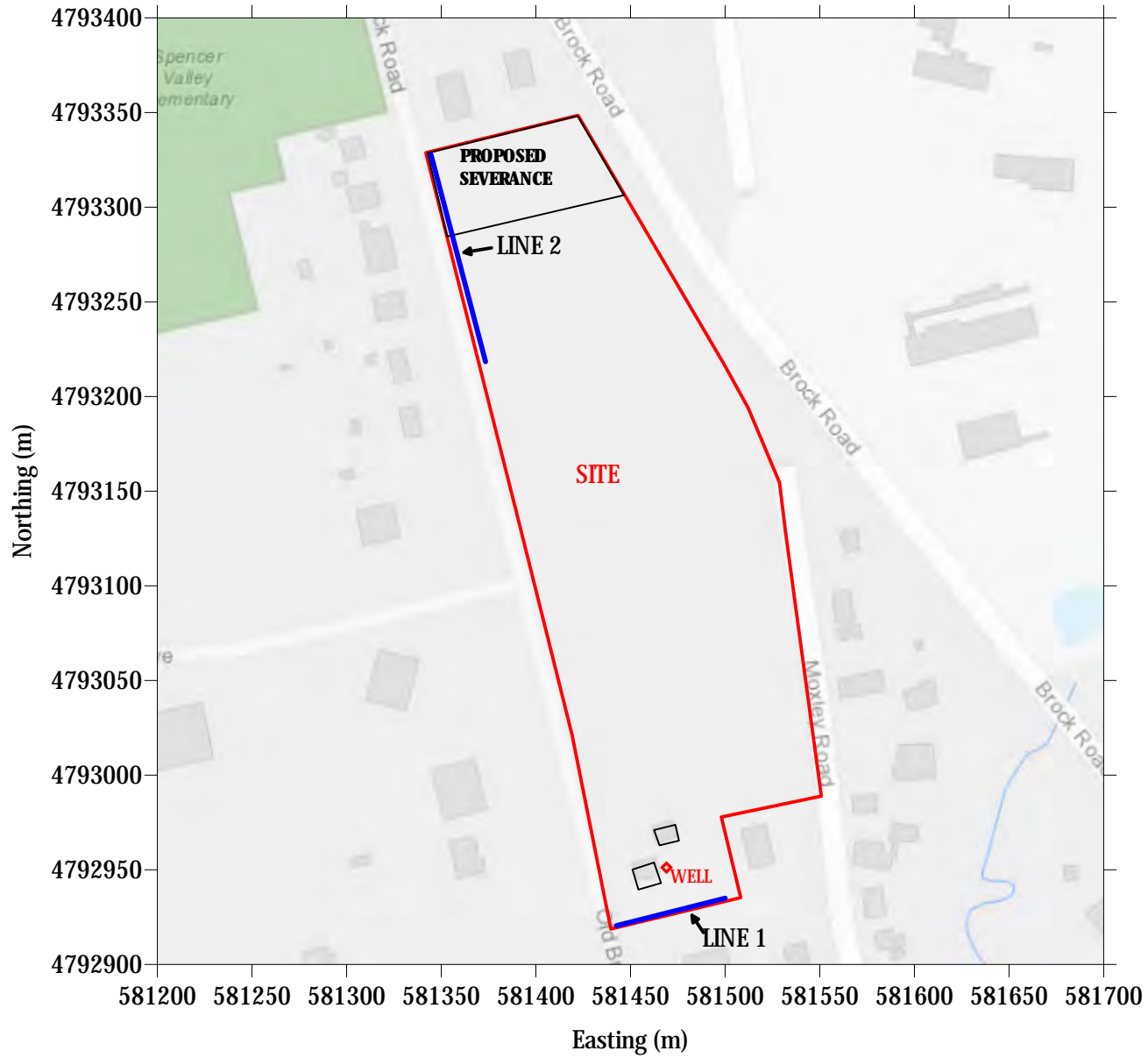
FIGURE 3



Source: Ontario Well Records
Wells surrounding the site.

30719
394 Old Brock Road
Greensville, ON

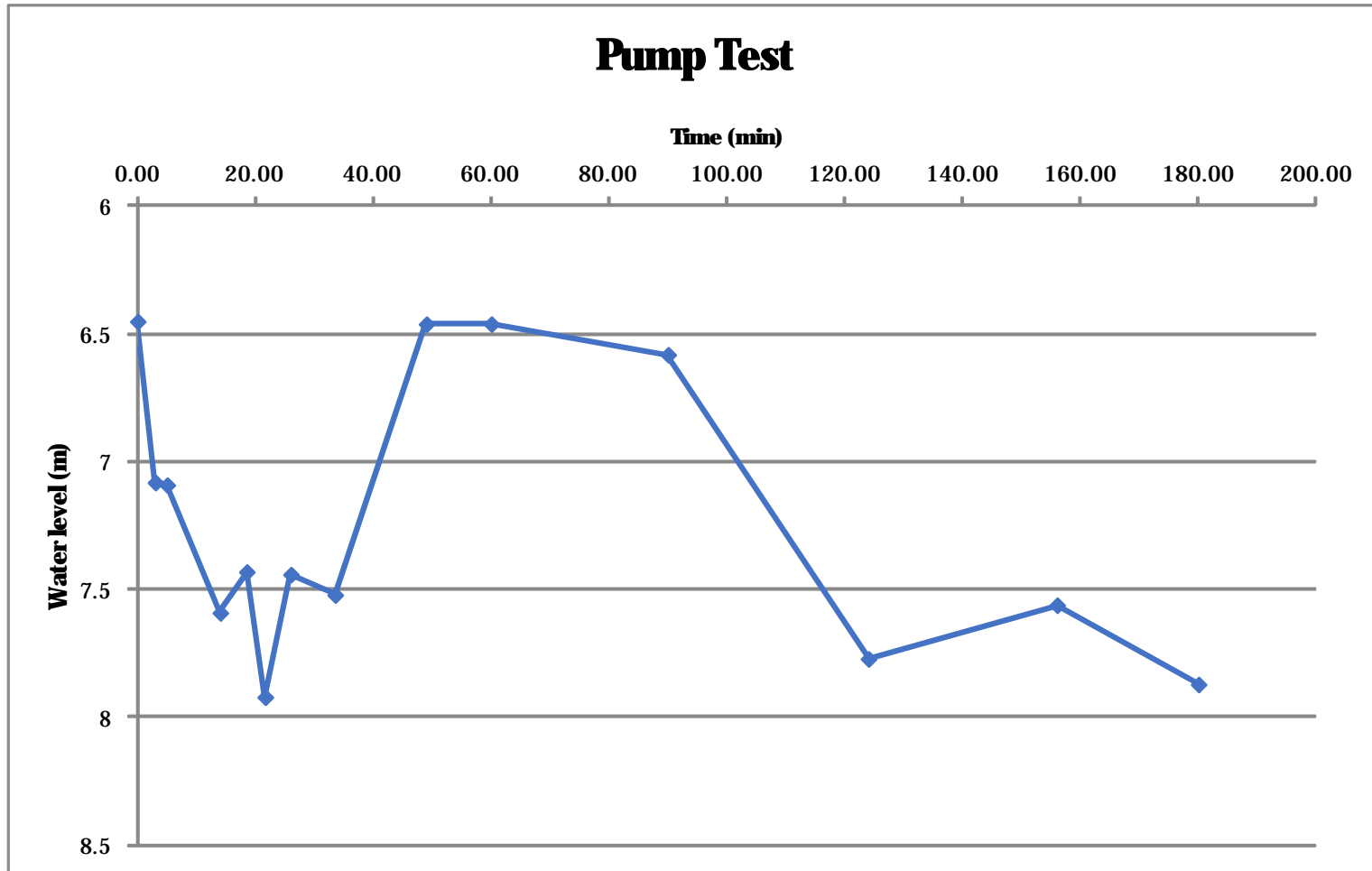
FIGURE 4



Source: EAL May 31, 2021
Seismic test lines

30719
394 Old Brock Road
Greenville, ON

FIGURE 5



Source: EAL May 31, 2021
Pump Test data

30719
394 Old Brock Road
Greenville, ON

FIGURE 6



APPENDIX
Wells by others
Seismic Analysis
Lab results

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address / Nom et adresse postale de l'auteur de la demande d'analyse	Location of Water Source / Emplacement de la source d'eau
First Name, Last Name / Prénom, Nom de famille TRACY KOWALCHUK Street address / Adresse municipale 394 OLD BROCK ROAD DUNDAS, ON L9H 6A8	Lot, Concession / ou lot, concession Emergency Locator # / 911# Street address / Adresse municipale 394 OLD BROCK RD DUNDAS ON L9H6A8 County / Comté: NOT PROVIDED Health Unit # / # du bureau de santé: 2237

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 011720602	Purification system used (e.g. UV, filtration, etc.)? / Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?	Not answered / Pas répondu
Phone # / # tél.: 905 975 3261	Authorized by / Autorisé par	
Date/Time Collected / Date/heure du prélèvement*: 2021-05-31 11:40:00	Chief, Medical Microbiology or Designate	
Date/Time Received / Date/heure Reçu le*: 2021-05-31 16:29:00		
Specimen Note / Note sur l'échantillon: This specimen was received in good condition unless otherwise stated./À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.		

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL	0
E.coli CFU/100 mL / E. coli UFC/100 mL	0
Interpretation / Interprétation: There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the vulnerability of well water to external influences, it is important to test water frequently. Consult local health unit for information if required. Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.	
Date of Analysis / Date de l'analyse: 2021-05-31	Date Read / Analyse effectuée le: 2021-06-01

Please Note / Prière de noter ce qui suit :

The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.
These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.
Note: This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants./ Remarque: Cet échantillon d'eau n'a été analysé que pour déceler (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@oahpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@oahpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

*All time values are EST /EDT/Toutes les heures sont exprimées en HNE ou en HAE.

Print Date / Date d'impression*: 2021-06-01

Page 1 of 1

LIMS Report #: 41240278

Date Reported / Date du rapport*: 2021-06-01 16:06:26

T_SingleSampleOPHL_WATPRIVATE.rpt

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement**Submitter's Name and Mailing Address /****Nom et adresse postale de l'auteur de la demande d'analyse**

First Name, Last Name / Prénom, Nom de famille

TRACY KOWALCHUK

Street address / Adresse municipale

**394 OLD BROCK ROAD
DUNDAS, ON L9H 5A8****Location of Water Source /****Emplacement de la source d'eau**

Lot, Concession / ou lot, concession

Emergency Locator # / 911#

Street address / Adresse municipale

**394 OLD BROCK RD
DUNDAS ON L9H6A8**County / Comté: **NOT PROVIDED**Health Unit # / # du bureau de santé: **2237****Specimen details / Détails sur l'échantillon:****Barcode / Code à barres: 011720875**Phone # / # tél.: **905 975 3261**Date/Time Collected / Date/heure du prélèvement*: **2021-05-31 13:38:00**Date/Time Received / Date/heure Reçu le*: **2021-05-31 16:29:00****Specimen Note / Note sur l'échantillon:**

This specimen was received in good condition unless otherwise stated. / À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Purification system used (e.g. UV, filtration, etc.)? /
Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?**No / Non**

Authorized by / Autorisé par

Chief, Medical Microbiology or Designate**Test results / Résultats d'analyse:****Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL****0****E.coli CFU/100 mL / E. coli UFC/100 mL****0****Interpretation / Interprétation:**

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the vulnerability of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: **2021-05-31**Date Read / Analyse effectuée le: **2021-06-01****Please Note / Prière de noter ce qui suit :**

The results apply to the sample as received / Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour déceler (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@oahpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@oahpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

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Print Date / Date d'impression*: 2021-06-01

Page 1 of 1

LIMS Report #: 41240274

Date Reported / Date du rapport*: 2021-06-01 16:06:17

T_SingleSampleOPHL_WATPRIVATE.rpt



Ministry of the Environment

Well Tag No. (Place Sticker and/or Print Below)

Tag #: A164254

A164254

Well Record

Regulation 903 Ontario Water Resources Act

Page 1 of 1

Measurements recorded in: Metric Imperial

Address of Well Location (Street Number/Name) 374 MOXLEY ROAD		Township WEST FLAMBOROUGH	Lot 9	Concession Z
County/District/Municipality GREENSVILLE		City/Town/Village DUNDAS	Province Ontario	Postal Code L9M5L4
UTM Coordinates NAD 83	Zone 17	Easting 581593	Northing 4792815	Municipal Plan and Sublot Number

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
	DRIVE POINT PIEZOMETER INSTALLED IN EXISTING WELL TILE				
	BOTTOM OF PIT = 4.75 m below ground				

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
From	To	

Method of Construction		Well Use		
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Dewatering
<input type="checkbox"/> Rotary (Reverse)	<input checked="" type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole	<input checked="" type="checkbox"/> Monitoring
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning	
<input type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial		
<input type="checkbox"/> Other, specify		<input type="checkbox"/> Other, specify		

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		<input type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input checked="" type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify <input type="checkbox"/> Other, specify
			From	To	
2"	PVC PLASTIC	0.147	4.8	5.4	

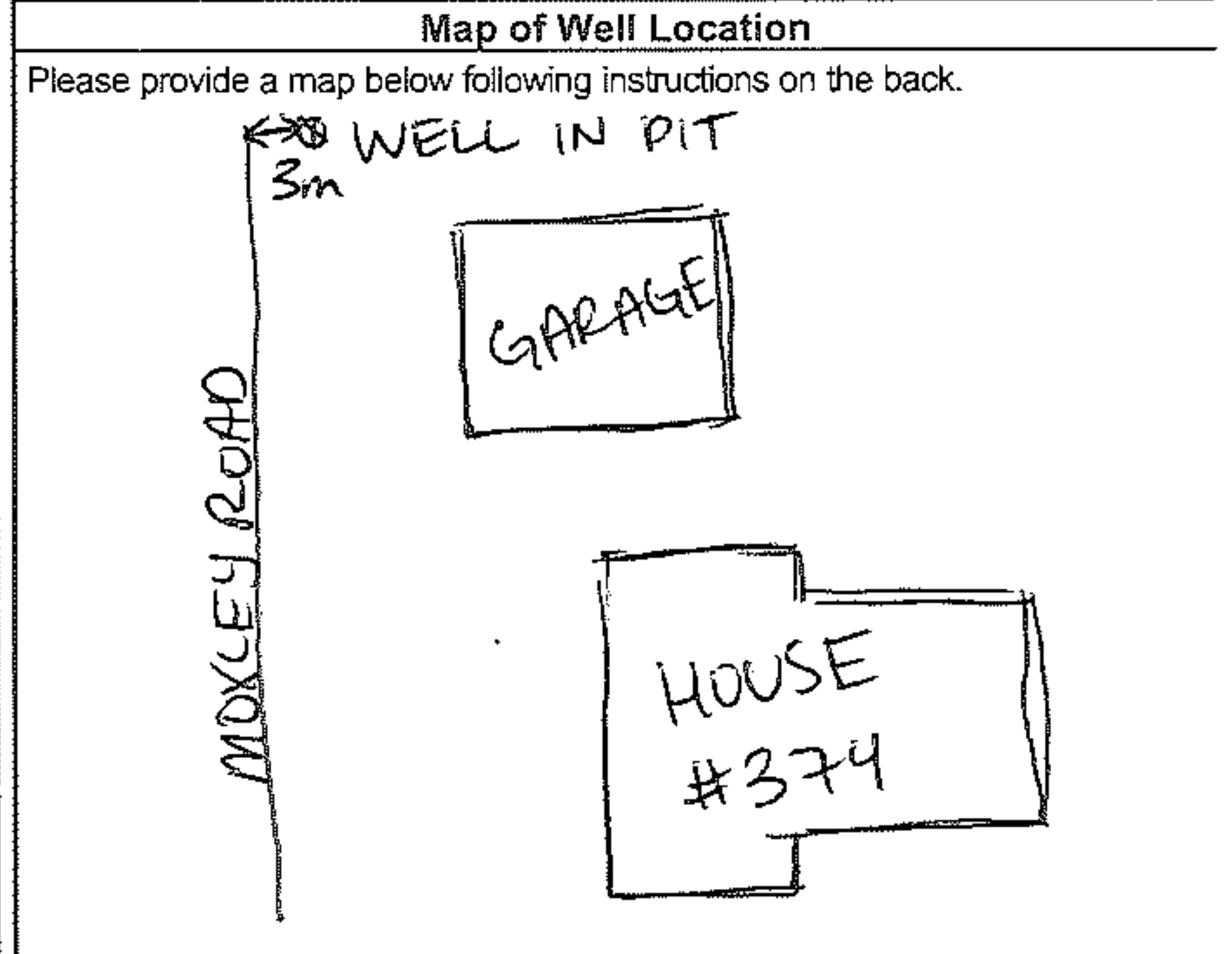
Construction Record - Screen				Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)		<input type="checkbox"/> Other, specify
			From	To	
1	STEEL	10	4.8	5.4	

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Depth (m/ft)	Diameter (cm/in)
From	To	From	To

Well Contractor and Well Technician Information	
Business Name of Well Contractor TIM LOTIMER & ASSOC	Well Contractor's Licence No. 7426
Business Address (Street Number/Name) 9-91 A MAIN ST E	Municipality GRIMSBY
Province ON	Postal Code L3M1N6
Business E-mail Address TIM@TIMLOT.CA	

Bus. Telephone No. (inc. area code) 2892358387	Name of Well Technician (Last Name, First Name) LOTIMER, TIM
Well Technician's Licence No. 0409	Signature of Technician and/or Contractor <i>[Signature]</i>
	Date Submitted 20161019

Results of Well Yield Testing				
After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason: Pump intake set at (m/ft) Pumping rate (l/min / GPM) Duration of pumping ____ hrs + ____ min Final water level end of pumping (m/ft) If flowing give rate (l/min / GPM) Recommended pump depth (m/ft) Recommended pump rate (l/min / GPM) Well production (l/min / GPM) Disinfected? <input type="checkbox"/> Yes <input type="checkbox"/> No	Static Level			
	1		1	
	2		2	
	3		3	
	4		4	
	5		5	
	10		10	
	15		15	
	20		20	
	25		25	
	30		30	
	40		40	
	50		50	
	60		60	



Comments:	
Well owner's information package delivered <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered 20160830
Date Work Completed 20160830	
Ministry Use Only	
Audit No. Z187646	
OCT 25 2016	
Received	



Ministry of the Environment

Well Tag No. (Place Sticker and/or Print Below)

Tag #: A164253

A164253

Well Record

Regulation 903 Ontario Water Resources Act

Page 1 of 1

Measurements recorded in: Metric Imperial

Address of Well Location (Street Number/Name) 374 MOXLEY RD		Township WEST FLAMBOROUGH	Lot 9	Concession 2
County/District/Municipality GREENSVILLE		City/Town/Village DUNDAS	Province Ontario	Postal Code L9H1S144
UTM Coordinates NAD 83	Zone 17	Easting 581160	Northing 24792789	Municipal Plan and Sublot Number

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)				
General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From To
	INSTALLED LINER INSIDE EXISTING 6" STEEL CASING	(ORIGINAL WELL IN PIT)		
	NO ORIGINAL RECORD FOUND			
			OVERBURDEN	0 ~ 9.2
			BEDROCK	~ 9.2 15.65

Annular Space		
Depth Set at (m/ft) From To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
1.2 9.8	3/8" HOPE PLUG 1/4" PEL PLUG BENTONITE PELLETS	0.15

Method of Construction	Well Use
<input type="checkbox"/> Cable Tool <input type="checkbox"/> Rotary (Conventional) <input type="checkbox"/> Rotary (Reverse) <input type="checkbox"/> Boring <input type="checkbox"/> Air percussion <input type="checkbox"/> Other, specify	<input type="checkbox"/> Diamond <input type="checkbox"/> Jetting <input type="checkbox"/> Driving <input type="checkbox"/> Digging <input type="checkbox"/> Public <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Livestock <input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial <input type="checkbox"/> Other, specify

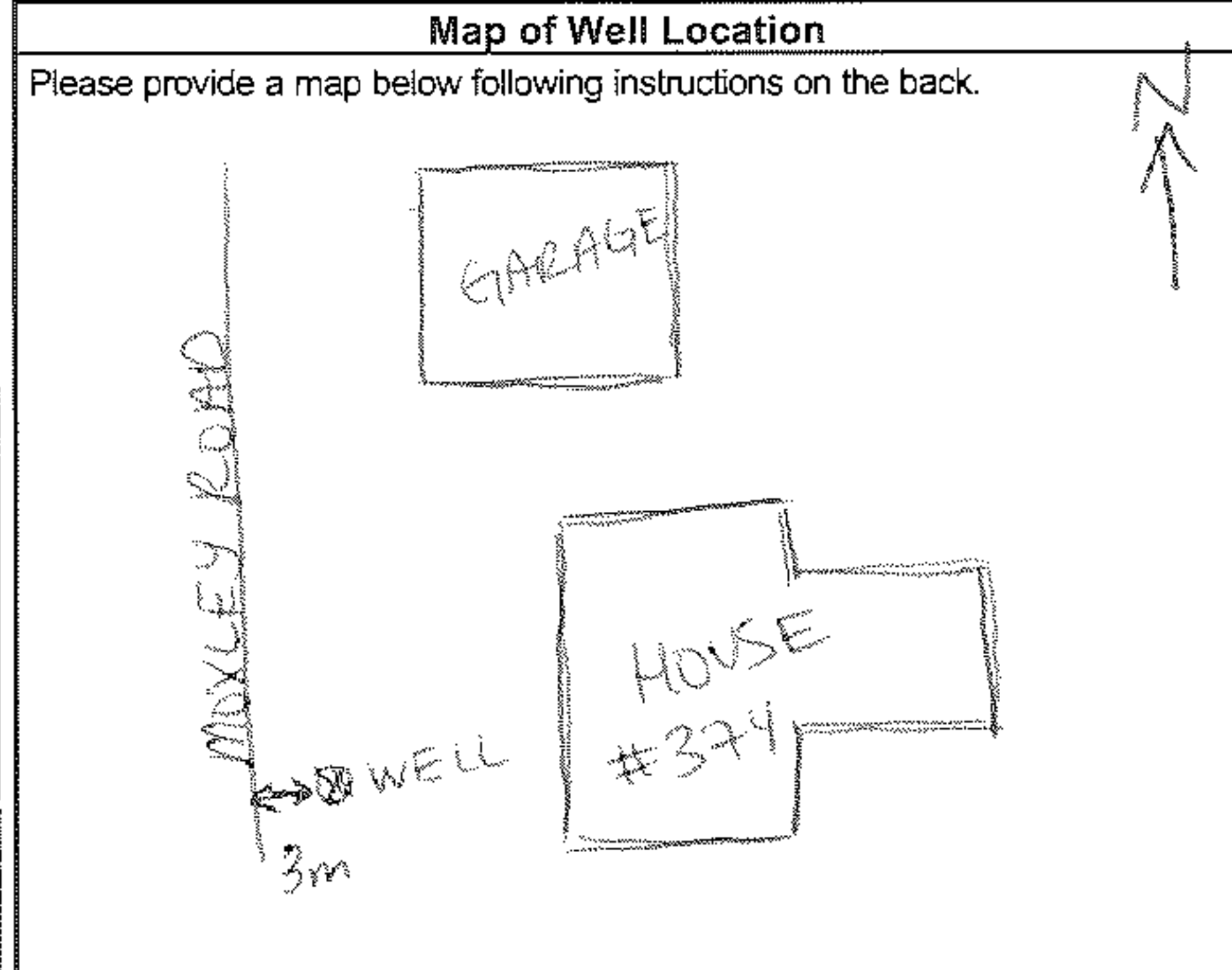
Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify <input type="checkbox"/> Other, specify
			From	To	
6"	Steel		1.2	9.2	
4"	PVC LINER	0.237	0.4	9.8	

Construction Record - Screen				
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Depth (m/ft) From To	Diameter (cm/in)
		10.4 9.8	4
		9.8 15.65	6

Well Contractor and Well Technician Information	
Business Name of Well Contractor TIM LOTIMER & ASSOC. INC	Well Contractor's Licence No. 741216
Business Address (Street Number/Name) 9-91A MAIN ST E	Municipality GRIMSBY
Province ON	Postal Code L3M1N6
Business E-mail Address TIM@TIMLOT.CA	
Bus. Telephone No. (inc. area code) 28912358387	Name of Well Technician (Last Name, First Name) LOTIMER, TIM
Well Technician's Licence No. 1041019	Signature of Technician and/or Contractor <i>[Signature]</i>
Date Submitted 2016/11/01/19	

Results of Well Yield Testing					
After test of well yield, water was:		Draw Down		Recovery	
<input checked="" type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify		Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:		Static Level	5.33		
Pump intake set at (m/ft) 9		1	5.58	1	
Pumping rate (l/min / GPM) 20		2	5.64	2	
Duration of pumping hrs + 110 min		3	5.67	3	
Final water level end of pumping (m/ft) 5.71		4	5.68	4	
If flowing give rate (l/min / GPM)		5	5.68	5	
Recommended pump depth (m/ft)		10	5.68	10	
Recommended pump rate (l/min / GPM)		15	5.70	15	
Well production (l/min / GPM)		20	5.71	20	
Disinfected? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		25	5.71	25	
		30	5.71	30	
		40	5.71	40	
		50		50	
		60	5.72	60	5.71



Comments:

Well owner's information package delivered	Date Package Delivered	Ministry Use Only
<input type="checkbox"/> Yes <input type="checkbox"/> No	2016/08/30	Audit No. Z 187645
	Date Work Completed	OCT 25 2016

Address of Well Location (Street Number/Name) 436 Old Brock Rd, Dundas		Township Dundas (W Flamboro)	Lot 8	Concession 2
County/District/Municipality Hamilton/Wentworth		City/Town/Village	Province Ontario	Postal Code L9H6A8
UTM Coordinates Zone Easting Northing NAD 8 3 17581332 4793412	Municipal Plan and Sublot Number		Other	

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)				
General Colour	Most Common Material	Other Materials	Depth (m/ft)	
			From	To
brown	clay	gravel	0 ft.	15 ft.
grey	limestone		15 ft.	82 ft.

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
0 ft. 20 ft.	Bentonite	10 cu.ft.

Method of Construction	Well Use
<input type="checkbox"/> Cable Tool <input checked="" type="checkbox"/> Rotary (Conventional) <input type="checkbox"/> Rotary (Reverse) <input type="checkbox"/> Borjng <input type="checkbox"/> Air percussion <input type="checkbox"/> Other, specify _____	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Livestock <input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial <input type="checkbox"/> Other, specify _____
<input type="checkbox"/> Diamond <input type="checkbox"/> Jetting <input type="checkbox"/> Driving <input type="checkbox"/> Digging	<input type="checkbox"/> Commercial <input type="checkbox"/> Municipal <input type="checkbox"/> Test Hole <input type="checkbox"/> Cooling & Air Conditioning
	<input type="checkbox"/> Not used <input type="checkbox"/> Dewatering <input type="checkbox"/> Monitoring

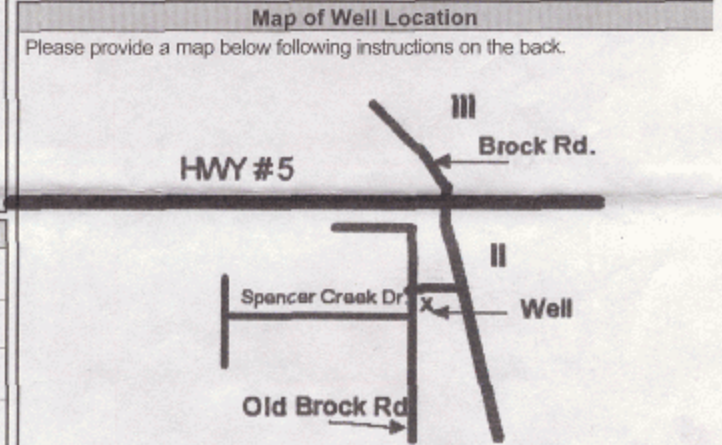
Construction Record - Casing			Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify _____ <input type="checkbox"/> Other, specify _____
6.25 in.	steel	188	+2ft. 20 ft.	
6.25 in.	open hole		20 ft 8 2 ft	

Construction Record - Screen			
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	Depth (m/ft)	Diameter (cm/in)
80 ft		+2 ft. 73 ft.	6.25
		20 ft 82 ft.	6.25

Well Contractor and Well Technician Information	
Business Name of Well Contractor Packham Well Drilling Inc.	Well Contractor's Licence No. 4 2 0 7
Business Address (Street Number/Name) 1235 Trinity Road	Municipality Ancaster
Province Ontario	Business E-mail Address packhamwelldrilling@gmail.com
Postal Code L9G3L1	Name of Well Technician (Last Name, First Name) Packham Mervyn
Bus. Telephone No. (inc. area code) 905 648 2909	Signature of Technician and/or Contractor <i>Mervyn Packham</i>
Well Technician's Licence No. 0058	Date Submitted 20090910

Results of Well Yield Testing				
After test of well yield, water was: <input checked="" type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify _____	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason: Pump intake set at (m/ft) 80 ft. Pumping rate (l/min / GPM) 7 gpm. Duration of pumping hrs + min Final water level end of pumping (m/ft) 62 ft. If flowing give rate (l/min / GPM) 62 ft.	Static Level	61 ft.		
	1	63 ft.	1	62 ft.
	2	62 ft.	2	61 ft.
	3	62 ft.	3	61 ft.
	4	62 ft.	4	61 ft.
	5	62 ft.	5	61 ft.
10	62 ft.	10	61 ft.	
15	62 ft.	15	61 ft.	
20	62 ft.	20	61 ft.	
25	62 ft.	25	61 ft.	
30	62 ft.	30	61 ft.	
40	62 ft.	40	61 ft.	
50	62 ft.	50	61 ft.	
60	62 ft.	60	61 ft.	



Comments:

Well owner's information package delivered		Date Package Delivered		Ministry Use Only	
<input checked="" type="checkbox"/> Yes		20090824		Audit No. Z 93731	
<input type="checkbox"/> No		20090824		Received NOV 27 2009	



Ministry of the Environment

Well Tag No. (Place Sticker and/or Print Below)

A 082118

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: Metric Imperial

Well Location

Address of Well Location (Street Number/Name) 404 MOXLEY RD.		Township WEST FLAMBORO	Lot 9	Concession 2
County/District/Municipality HAMILTON - WENT.		City/Town/Village GREENSVILLE	Province Ontario	Postal Code L9H 5E4
UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number
NAD	83	17581557	4793096	

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
BROWN	CLAY		0-23	0	7.01
GREY	LIMESTONE		23-76	7.01	23.16

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0 7.01	BENTONITE SLURRY	

Results of Well Yield Testing					
After test of well yield, water was:		Draw Down		Recovery	
<input checked="" type="checkbox"/> Clear and sand free	<input type="checkbox"/> Other, specify	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason: 22.5		Static Level	14.32		
Pump intake set at (m/ft)		1	16.95	1	18.12
Pumping rate (l/min / GPM) 13.63		2	17.03	2	17.36
Duration of pumping 1 hrs + min		3	17.47	3	17.15
Final water level end of pumping (m/ft) 20.24		4	17.83	4	16.94
If flowing give rate (l/min / GPM)		5	18.09	5	16.76
Recommended pump depth (m/ft) 22.5		10	19.03	10	16.16
Recommended pump rate (l/min / GPM) 13.63		15	19.55	15	15.72
Well production (l/min / GPM)		20	19.78	20	15.22
Disinfected? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		25	19.97	25	14.9
		30	20.09	30	14.7
		40	20.18	40	14.51
		50	20.22	50	
		60	20.24	60	

Method of Construction		Well Use	
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Municipal
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning
<input checked="" type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial	<input type="checkbox"/> Monitoring
<input type="checkbox"/> Other, specify		<input type="checkbox"/> Other, specify	

Construction Record - Casing			Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)	
			From	To
15.2	STEEL	21.90	8.45	7.01

Construction Record - Screen				
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To

Water Details		Hole Diameter		
Water found at Depth	Kind of Water: <input checked="" type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested	Depth (m/ft)	Diameter (cm/in)	
22, 25 (m/ft)	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	From To		
		0 7.01	25.4	
		7.01 23.16	15.2	

Well Contractor and Well Technician Information			
Business Name of Well Contractor O'CONNOR WELL DRILLING LTD.		Well Contractor's Licence No. 4 0 0 5	
Business Address (Street Number/Name) 621 CON. 6 W. RR#1		Municipality MILLGROVE	
Province ONT.	Postal Code L0R 1V0	Business E-mail Address	
Bus. Telephone No. (inc. area code) 905 689 6241	Name of Well Technician (Last Name, First Name) HOWE WAYNE		
Well Technician's Licence No. T 5 1 8	Signature of Technician and/or Contractor		Date Submitted Y Y Y Y M M O O

Map of Well Location

Please provide a map below following instructions on the back.

Comments:

Well owner's information package delivered: Yes No

Date Package Delivered: **2009 09 18**

Date Work Completed: **2009 09 18**

Measurements recorded in: Metric Imperial

Page _____ of _____

Address of Well Location (Street Number/Name) **394 MOXLEY** Township **WEST FLAMBOROUGH** **UNKNOWN**

County/District/Municipality **HAMILTON** City/Town/Village **DUNDAS** Province **Ontario** Postal Code **UNKNOWN**

UTM Coordinates Zone **17** Easting **581591** Northing **4793010** Municipal Plan and Sublot Number _____ Other _____

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
	BROWN TOPSOIL			0	1
	BROWN SAND			1	4
	BROWN SAND		TIGHT	4	12
	BROWN RED SAND		COARSE	12	22.5
	BEDROCK OR SHALE IN BOTTOM				

Annular Space

Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
0 - 8	BENTONITE CHIPS	
8 - 22.5	FILTER SAND	

Results of Well Yield Testing

After test of well yield, water was:	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
<input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify _____				
If pumping discontinued, give reason:	Static Level			
	1		1	
Pump intake set at (m/ft)	2		2	
Pumping rate (l/min / GPM)	3		3	
	4		4	
Duration of pumping _____ hrs + _____ min	5		5	
Final water level end of pumping (m/ft)	10		10	
If flowing give rate (l/min / GPM)	15		15	
	20		20	
Recommended pump depth (m/ft)	25		25	
19	30		30	
Recommended pump rate (l/min / GPM)	40		40	
8	50		50	
Well production (l/min / GPM)	60		60	
Disinfected? <input type="checkbox"/> Yes <input type="checkbox"/> No				

Method of Construction

Cable Tool Diamond Public Commercial Not used
 Rotary (Conventional) Jetting Domestic Municipal Dewatering
 Rotary (Reverse) Driving Livestock Test Hole Monitoring
 Boring Digging Irrigation Cooling & Air Conditioning
 Air percussion Industrial
 Other, specify _____ Other, specify _____

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		Status of Well
			From	To	
36	CONCRETE	3	0	22.5	<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify _____ <input type="checkbox"/> Other, specify _____

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To

Water Details

Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested	Depth (m/ft)	Diameter (cm/in)
11	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	0 - 22.5	36
17	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____		

Well Contractor and Well Technician Information

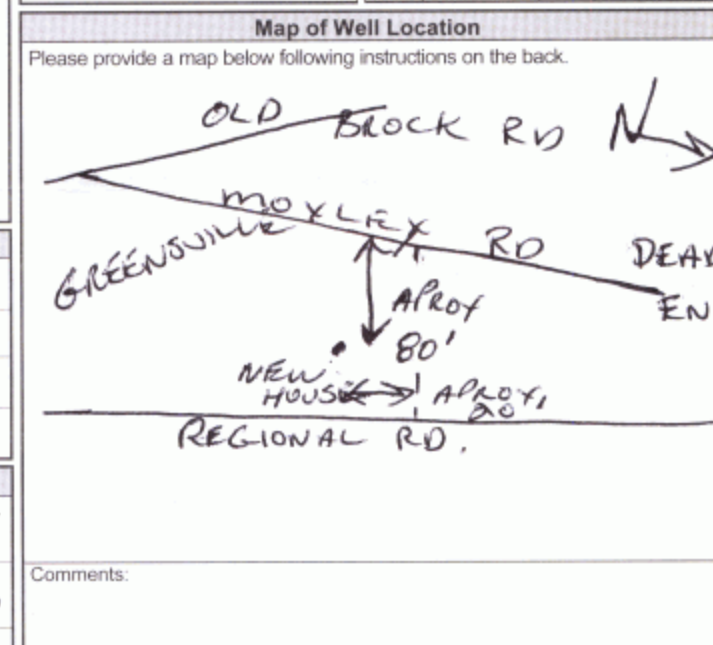
Business Name of Well Contractor: **JOHNSON & BARTZ** Well Contractor's Licence No.: **3030**

Business Address (Street Number/Name): **112 MCGUINNESS DRIVE** Municipality: **BRANTFORD**

Province: **ONT** Postal Code: **N3T6K6** Business E-mail Address: _____

Bus. Telephone No. (inc. area code): **5197570041** Name of Well Technician (Last Name, First Name): **BARTZ JOHN**

Well Technician's Licence No.: **333** Signature of Technician and/or Contractor: *John Bartz* Date Submitted: _____



Comments: _____

Well owner's information package delivered: Yes No

Date Package Delivered: **20090130**

Date Work Completed: _____

Ministry Use Only

Audit No. **Z 93591**

APR 02 2009

Instructions for Completing Form

- For use in the **Province of Ontario** only. This document is a permanent **legal** document. Please retain for future reference.
- All Sections **must** be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Help Desk (Toll Free) at 1-888-396-9355.
- **All metre measurements shall be reported to 1/10th of a metre.**
- Please print clearly in blue or black ink only.

Ministry Use Only

Address of Well Location (County/District/Municipality): **HAMILTON - WESTWORTH** Township: **FLAMBOROUGH** Lot: **779** Concession: **2**
 RR#/Street Number/Name: **386 Moxley Rd.** City/Town/Village: **Dundas** Site/Compartment/Block/Tract etc.:
 GPS Reading: NAD **8.3** Zone **17** Easting **581578** Northing **4792908** Unit Make/Model: **GARMIN 16TAX** Mode of Operation: Undifferentiated Averaged Differentiated, specify **WATS.**

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth	
				From	To
	Well was upgraded. - casing was extended and construction meets current regulations.				

Hole Diameter

Depth From	Metres To	Diameter Centimetres
9.46	10.51	15.8

Water Record

Water found at Metres / Kind of Water

m Fresh Sulphur
 Gas Salty Minerals
 Other:

After test of well yield, water was clear and sediment free Other, specify

Chlorinated Yes No

Construction Record

Inside diam centimetres	Material	Wall thickness centimetres	Depth	
			From	To
15.8	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	0.5	1.24	10.51

Screen

Outside diam Steel Fibreglass Plastic Concrete Galvanized Slot No.

No casing or screen Open hole

Test of Well Yield

Pumping test method	Draw Down		Recovery	
	Time min	Water Level Metres	Time min	Water Level Metres
TEST SUB				
Pump intake set at (metres) 8.5	Static Level	4.87		5.49
Pumping rate (litres/min) 18.9	1	5.80	1	4.97
Duration of pumping 1 hrs + 0 min	2	5.72	2	4.90
Final water level end of pumping 3.89 metres	3	5.70	3	4.89
Recommended pump type. <input checked="" type="checkbox"/> Shallow <input type="checkbox"/> Deep	4	5.57	4	4.88
Recommended pump depth. 8.5 metres	5	5.53	5	4.87
Recommended pump rate. 20 (litres/min)	10	5.50	10	Full RECOR.
If flowing give rate (litres/min)	15	5.50	15	
	20	5.50	20	
	25	5.49	25	
If pumping discontinued, give reason.	30	5.49	30	
	40	5.49	40	
	50	5.49	50	
	60	5.49	60	

Plugging and Sealing Record Annular space Abandonment

Depth set at - Metres From	To	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
1.24	1.10	BENTONITE CEMENTS - FIT BOTTOM	0.08
1.24	0.50	BENTONITE CEMENTS - ANNULAR	0.06

Method of Construction

Cable Tool Rotary (air) Diamond Digging
 Rotary (conventional) Air percussion Jetting Other **UPGRADE**
 Rotary (reverse) Boring Driving

Water Use

Domestic Industrial Public Supply Other
 Stock Commercial Not used
 Irrigation Municipal Cooling & air conditioning

Final Status of Well

Water Supply Recharge well Unfinished Abandoned, (Other)
 Observation well Abandoned, insufficient supply Dewatering
 Test Hole Abandoned, poor quality Replacement well

Location of Well

In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.

Audit No. **Z 70178** Date Well Completed **2007 04 30**
 Was the well owner's information package delivered? Yes No

Well Contractor/Technician Information

Name of Well Contractor: **Mitchell's Pump Services** Well Contractor's Licence No.: **6170**
 Business Address (street name, number, city etc.): **673 Waveridge - Westport Rd, Belleville ON**
 Name of Well Technician (last name, first name): **Mitchell Stu** Well Technician's Licence No.: **T-1041**
 Signature of Technician/Contractor: *[Signature]* Date Submitted: **2007 04 30**

Ministry Use Only

Data Source: Contractor **6170**
 Date Received: **MAY 28 2007** Date of Inspection: **2007 04 30**
 Remarks: Well Record Number

Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

6813550

68006 CON

02

County or District Wentworth	Township/Borough/City/Town/Village West Flamboro	Con block tract survey, etc. 2	Lot 7
Address 430 Old Brock Rd.		Date completed 27 12 00 day month year	

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)					
General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
Brown	clay	silt	.	0	23
grey	Limestone	.	.	23	75
.
.
.
.
.
.
.
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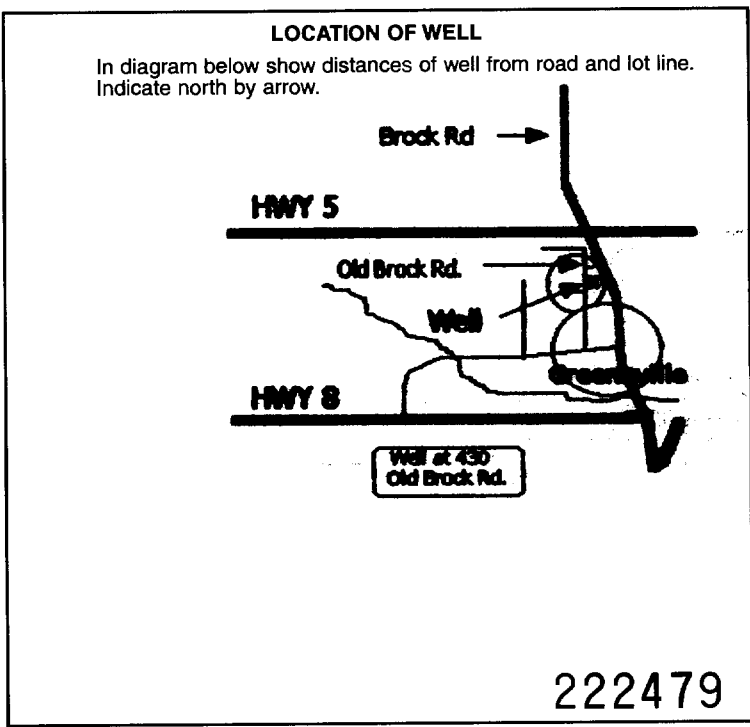
WATER RECORD	
Water found at - feet	Kind of water
70	<input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
.	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
.	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
.	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
.	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas

CASING & OPEN HOLE RECORD				
Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
6.25	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic	188	+2	23
6	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Open hole <input type="checkbox"/> Plastic	.	23	75
.	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic	.	.	.

SCREEN	Sizes of opening (Slot No.)	Diameter inches	Length feet
	.	.	.
Material and type		Depth at top of screen feet	
.		.	

PLUGGING & SEALING RECORD		
<input type="checkbox"/> Annular space		<input type="checkbox"/> Abandonment
Depth set at - feet		Material and type (Cement grout, bentonite, etc.)
From	To	
.	.	.

PUMPING TEST	Pumping test method <input checked="" type="checkbox"/> Pump <input type="checkbox"/> Bailer	Pumping rate 2 GPM	Duration of pumping 1 Hours 0 Mins
	Static level 30 feet	Water level end of pumping 75 feet	Water levels during <input type="checkbox"/> Pumping <input checked="" type="checkbox"/> Recovery 15 minutes: 61 feet 30 minutes: 49 feet 45 minutes: 41 feet 60 minutes: 35 feet
	If flowing give rate - GPM	Pump intake set at - feet	Water at end of test <input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy
	Recommended pump type <input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep	Recommended pump setting 70 feet	Recommended pump rate 2 GPM



FINAL STATUS OF WELL		
<input checked="" type="checkbox"/> Water supply <input type="checkbox"/> Observation well <input type="checkbox"/> Test hole <input type="checkbox"/> Recharge well	<input type="checkbox"/> Abandoned, insufficient supply <input type="checkbox"/> Abandoned, poor quality <input type="checkbox"/> Abandoned (Other) <input type="checkbox"/> Dewatering	<input type="checkbox"/> Unfinished <input type="checkbox"/> Replacement well
WATER USE		
<input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Stock <input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial <input type="checkbox"/> Municipal <input type="checkbox"/> Public supply <input type="checkbox"/> Cooling & air conditioning	<input type="checkbox"/> Not use <input type="checkbox"/> Other
METHOD OF CONSTRUCTION		
<input type="checkbox"/> Cable tool <input type="checkbox"/> Rotary (conventional) <input type="checkbox"/> Rotary (reverse) <input checked="" type="checkbox"/> Rotary (air)	<input type="checkbox"/> Air percussion <input type="checkbox"/> Boring <input type="checkbox"/> Diamond <input type="checkbox"/> Jetting	<input type="checkbox"/> Driving <input type="checkbox"/> Digging <input type="checkbox"/> Other

Name of Well Contractor Packham Well Drilling Inc.	Well Contractor's Licence No. 4207
Address R.R. # 2 Ancaster, Ont.	
Name of Well Technician Mervyn Packham	Well Technician's Licence No. 10058
Signature of Technician/Contractor <i>Mervyn Packham</i>	Submission date 27 day dec mo 2000 yr

MINISTRY USE ONLY	4207	NOV 20 2001

Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

11

6813452

Municipality **68006** Con. **CON** Lot **02**

WENTWORTH

County or District HAMILTON-WENTWORTH	Township/Borough/City/Town/Village WEST FLAMBOROUGH	Con block tract survey, etc. 2 W.F.	Lot 19
Owner's surname KINGDOM HALL OF JEH. WIT.	First Name	Address DUNDAS, ONTARIO (370 BROCK RD.)	
Date completed 6 M 1 2000		day month year	

21

Zone Easting Northing RC Elevation RC Basin Code ii iii iv

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)					
General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
BRN-RED	CLAY			0	23
BROWN	SAND	STONES		23	27
BROWN	LIMESTONE			27	63
GREY	LIMESTONE	DARK LAYERS		63	124

31

32

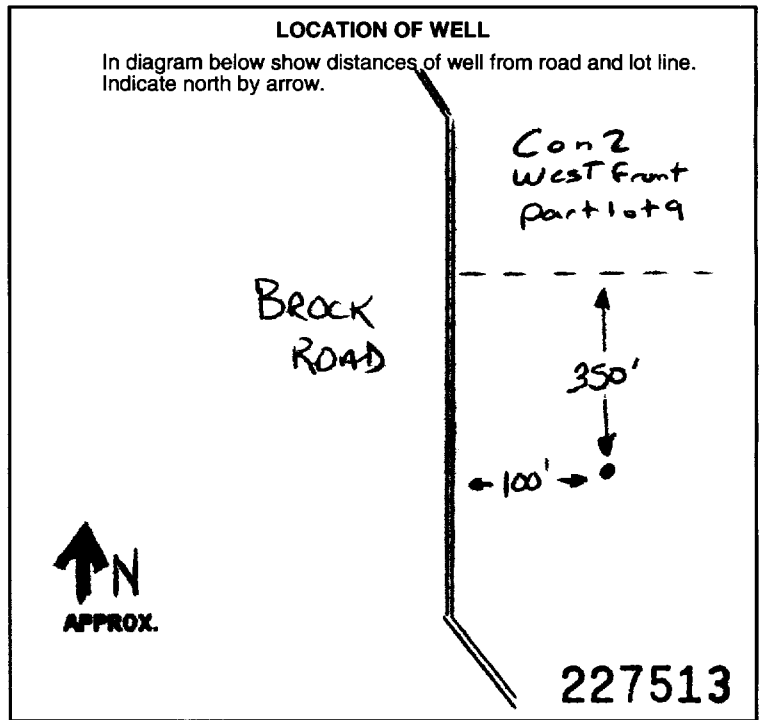
41 WATER RECORD			
Water found at - feet	Kind of water		
10-13	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty	<input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas	14
15-18	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty	<input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas	19
20-23	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty	<input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas	24
25-28	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty	<input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas	29
30-33	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty	<input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas	34

51 CASING & OPEN HOLE RECORD				
Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
6	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic	.188	0	33
6	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic		33	124
24-25	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic			27-30

SCREEN	Sizes of opening (Slot No.)		Diameter	Length
	31-33	34-38	inches	feet
	Material and type		Depth at top of screen	
			feet	

61 PLUGGING & SEALING RECORD			
<input checked="" type="checkbox"/> Annular space		<input type="checkbox"/> Abandonment	
Depth set at - feet		Material and type (Cement grout, bentonite, etc.)	
From	To		
10-13	14-17	BEN. CLAY SLUR	
18-21	22-25		
26-29	30-33		

71 PUMPING TEST	Pumping test method <input checked="" type="checkbox"/> Pump <input type="checkbox"/> Bailer	Pumping rate 7 GPM	Duration of pumping 1 Hours 45 Mins
	Static level 45 feet	Water level end of pumping 110 feet	Water levels during
	<input type="checkbox"/> Pumping <input checked="" type="checkbox"/> Recovery 15 minutes 43 feet 30 minutes 45 feet 45 minutes 60 minutes		
	If flowing give rate	Pump intake set at	Water at end of test
	Recommended pump type <input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep	Recommended pump setting 110 feet	Recommended pump rate 7 GPM



54 FINAL STATUS OF WELL		
<input checked="" type="checkbox"/> Water supply	<input type="checkbox"/> Abandoned, insufficient supply	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Observation well	<input type="checkbox"/> Abandoned, poor quality	<input type="checkbox"/> Replacement well
<input type="checkbox"/> Test hole	<input type="checkbox"/> Abandoned (Other)	
<input type="checkbox"/> Recharge well	<input type="checkbox"/> Dewatering	
55-56 WATER USE		
<input type="checkbox"/> Domestic	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not use
<input type="checkbox"/> Stock	<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Other Controlled
<input type="checkbox"/> Irrigation	<input checked="" type="checkbox"/> Public supply	
<input type="checkbox"/> Industrial	<input type="checkbox"/> Cooling & air conditioning	
57 METHOD OF CONSTRUCTION		
<input type="checkbox"/> Cable tool	<input type="checkbox"/> Air percussion	<input type="checkbox"/> Driving
<input type="checkbox"/> Rotary (conventional)	<input type="checkbox"/> Boring	<input type="checkbox"/> Digging
<input type="checkbox"/> Rotary (reverse)	<input type="checkbox"/> Diamond	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Rotary (air)	<input type="checkbox"/> Jetting	

Name of Well Contractor DURL HOPPER LIMITED	Well Contractor's Licence No. 2644
Address R.R. #7, ST. MARYS, ONTARIO N4X 1C9	
Name of Technician/Contractor DONALD HOPPER	Well Technician's Licence No. 7022
Signature of Technician/Contractor	Submitted on 16/3/2001 day mo yr

MINISTRY USE ONLY	Data source 2644	Contractor 2644	Date received MAR 26 2001
	Date of inspection	Inspector	
	Remarks		

CSS.ES1

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK CORRECT BOX WHERE APPLICABLE

11

6811186

MUNICIPALITY: _____ CON. NO.: _____

COUNTY OR DISTRICT: **WENTWORTH** TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: **(WEST FLAMBORO) FLAMBORO** CON. BLOCK, TRACT, SURVEY ETC: **CON. 2** LOT: **8**

OWNER (SURNAME FIRST): **POIRIER R.J. CONSTRUCTION** ADDRESS: **RR # 1 WATERDOWN, ONT, LOR 2H0** DATE COMPLETED: DAY **1** MO **4** YR **87**

21

ZONE: _____ EASTING: _____ NORTHING: _____ RC: _____ ELEVATION: _____ RC: _____ BASIN CODE: _____

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
BROWN	SAND		LOOSE	0	10
BROWN	SAND & GRAVEL	FINE GRAVEL	LOOSE	10	17
BROWN	GRAVEL	SAND	LOOSE	17	19
GREY	LIMESTONE		HARD	19	95'

31

32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
94	1 <input checked="" type="checkbox"/> FRESH 2 <input checked="" type="checkbox"/> SALTY 3 <input type="checkbox"/> SULPHUR 4 <input type="checkbox"/> MINERALS 6 <input type="checkbox"/> GAS

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
6 1/2	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE 5 <input type="checkbox"/> PLASTIC	.188	1	20
	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input checked="" type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE 5 <input type="checkbox"/> PLASTIC		20	95

SCREEN

SIZE(S) OF OPENING (SLOT NO.): _____ DIAMETER: _____ LENGTH: _____

MATERIAL AND TYPE: _____ DEPTH TO TOP OF SCREEN: _____

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE	(CEMENT GROUT LEAD PACKER, ETC.)
10-13	14-17	
19-21	22-25	
26-29	30-33	

71 PUMPING TEST

PUMPING TEST METHOD: 1 PUMP 2 BAILER

PUMPING RATE: **10** GPM

DURATION OF PUMPING: **1** HOURS **10** MINS

STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING PUMPING RECOVERY			
65	83	15 MINUTES: 65	30 MINUTES: 65	45 MINUTES: 65	60 MINUTES: 65

IF FLOWING, GIVE RATE: _____ PUMP INTAKE SET AT: _____ WATER AT END OF TEST: _____

RECOMMENDED PUMP TYPE: SHALLOW DEEP

RECOMMENDED PUMP SETTING: **93** FEET

RECOMMENDED PUMPING RATE: **10** GPM

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE INDICATE NORTH BY ARROW.

10186

DRILLERS REMARKS:

FINAL STATUS OF WELL

1 WATER SUPPLY 2 OBSERVATION WELL 3 TEST HOLE 4 RECHARGE WELL

5 ABANDONED, INSUFFICIENT SUPPLY 6 ABANDONED POOR QUALITY 7 UNFINISHED 9 DEWATERING

WATER USE

1 DOMESTIC 2 STOCK 3 IRRIGATION 4 INDUSTRIAL

5 COMMERCIAL 6 MUNICIPAL 7 PUBLIC SUPPLY 8 COOLING OR AIR CONDITIONING 9 NOT USED

METHOD OF CONSTRUCTION

1 CABLE TOOL 2 ROTARY (CONVENTIONAL) 3 ROTARY (REVERSE) 4 ROTARY (AIR) 5 AIR PERCUSSION

6 BORING 7 DIAMOND 8 JETTING 9 DRIVING

DIGGING OTHER

CONTRACTOR

NAME OF WELL CONTRACTOR: **OCONNOR WELL DRILLING LTD.** WELL CONTRACTOR'S LICENCE NUMBER: **4005**

ADDRESS: **RR # 1 MILLGROVE, LOR 1V0**

NAME OF WELL TECHNICIAN: **B.E. OCONNOR** WELL TECHNICIAN'S LICENCE NUMBER: _____

SIGNATURE OF TECHNICIAN/CONTRACTOR: _____ SUBMISSION DATE: _____

OFFICE USE ONLY

DATA SOURCE: _____ CONTRACTOR: _____ DATE RECEIVED: **130487**

DATE OF INSPECTION: _____ INSPECTOR: _____

REMARKS: _____

CSS.ES

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK CORRECT BOX WHERE APPLICABLE

11 6810180 68006 CqN 02

COUNTY OR DISTRICT WENTWORTH	TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE (WEST FLAMBORO) FLAMBORO	CON. BLOCK TRACT SURVEY ETC. 1001 CON. 2	LOT 009
OWNER (SURNAME FIRST) STEELY INDUSTRIES LTD.	ADDRESS MOXEY RD. RR #2 DUNDAS ONT, L9M 5E2	DATE COMPLETED DAY 24 MO 11 YR 80	
ZONE 17	EASTING 581420	NORTHING 4793200	RC 4
		ELEVATION 0820	RC 4
		BASIN CODE 24	

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
			WELL IS FOR NEW SALES OFFICE P.O. #115788/NC/ CANADA CRUSHED STONE		
BROWN	CLAY		LOOSE	0	11
GREY	LIMESTONE		HARD	11	74

31 001160577 007421573

32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
10-13 0072	1 <input checked="" type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
15-18	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
20-23	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
25-28	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
30-33	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET
10-11 5 06	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	.188	+1 0011
17-18	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE		11 0074
24-25	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE		

SCREEN

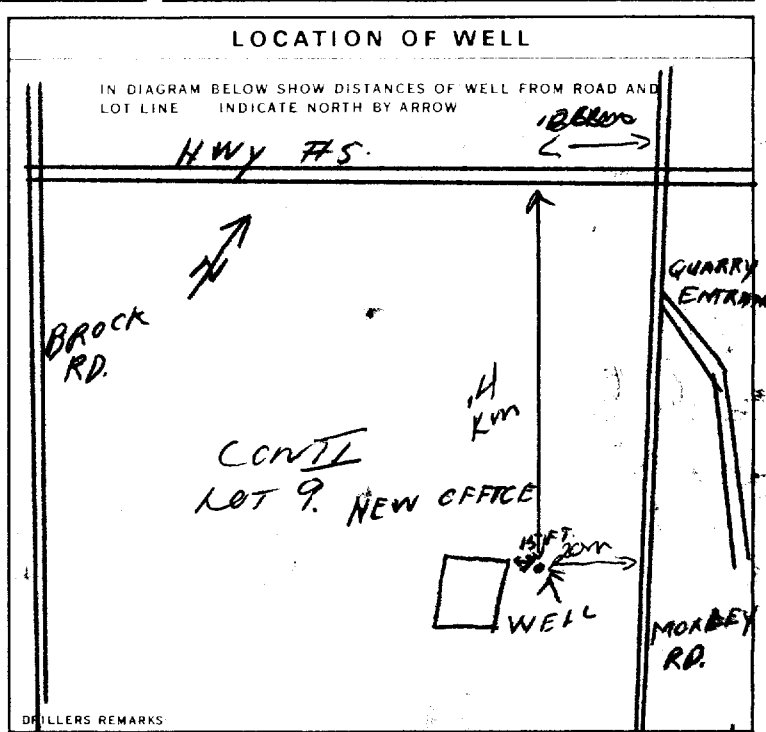
SIZES OF OPENING	DIAMETER	LENGTH
31-33	34-38	39-40
MATERIAL AND TYPE	INCHES	FEET
	DEPTH TO TOP OF SCREEN	41-44
		FEET

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE	CEMENT GROUT LEAD PACKER ETC.
10-13	14-17	
18-21	22-25	
26-29	30-33	80

71 PUMPING TEST

PUMPING TEST METHOD 1 <input type="checkbox"/> PUMP 2 <input checked="" type="checkbox"/> BAILER	PUMPING RATE 0010 GPM	DURATION OF PUMPING 15-16 HOURS 17-18 MINS 01 00
STATIC LEVEL 063 FEET	WATER LEVEL END OF PUMPING 067 FEET	WATER LEVELS DURING 1 <input type="checkbox"/> PUMPING 2 <input checked="" type="checkbox"/> RECOVERY
IF FLOWING GIVE RATE ...	PUMP INTAKE SET AT FEET	WATER AT END OF TEST FEET
RECOMMENDED PUMP TYPE <input type="checkbox"/> SHALLOW <input checked="" type="checkbox"/> DEEP	RECOMMENDED PUMP SETTING 072 FEET	RECOMMENDED PUMPING RATE 0008 GPM



FINAL STATUS OF WELL

1 WATER SUPPLY
2 OBSERVATION WELL
3 TEST HOLE
4 RECHARGE WELL
5 ABANDONED - INSUFFICIENT SUPPLY
6 ABANDONED - POOR QUALITY
7 UNFINISHED

WATER USE

1 DOMESTIC
2 STOCK
3 IRRIGATION
4 INDUSTRIAL
5 OTHER
6 COMMERCIAL
7 MUNICIPAL
8 PUBLIC SUPPLY
9 COOLING OR AIR CONDITIONING
10 NOT USED

METHOD OF DRILLING

1 CABLE TOOL
2 ROTARY (CONVENTIONAL)
3 ROTARY (REVERSE)
4 ROTARY (AIR)
5 AIR PERCUSSION
6 BORING
7 DIAMOND
8 JETTING
9 DRIVING

CONTRACTOR

NAME OF WELL CONTRACTOR
O'CONNOR WELL DRILLING LTD. LICENCE NUMBER
4005

ADDRESS
RR # 1 MILLGROVE ONT. L0R 1W0

NAME OF DRILLER OR BORER
J. O'CONNOR LICENCE NUMBER

SIGNATURE OF CONTRACTOR
J. O'Connor SUBMISSION DATE
DAY _____ MO _____ YR _____

OFFICE USE ONLY

DATA SOURCE
1 4005

CONTRACTOR
4005

DATE RECEIVED
19 1280

DATE OF INSPECTION

INSPECTOR

REMARKS

CSS.S8



Ontario

WATER WELL RECORD

30m 5d

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK CORRECT BOX WHERE APPLICABLE

11

6809009

MUNICIP. 68006

CON. GEN

02

COUNTY OR DISTRICT HAMILTON-WENTWORTH	TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE FLAMBOROUGH	CON., BLOCK, TRACT, SURVEY, ETC. 2	LOT 25-27 009
GREENSVILLE			DATE COMPLETED DAY 05 MO. 09 YR. 74

92582 4 820 4 24 OCT 13, 1977 321

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
Brown	Clay	Sand & stones	packed	0	34
Grey	limestone	Hard	Hard	34	36

31	00346052812	003621573
32		

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
0034	1 <input checked="" type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
18-18	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
20-23	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
28-28	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL
30-33	1 <input type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR 2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
6.75	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	1.88	0	13-16
6.625	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input checked="" type="checkbox"/> OPEN HOLE		34	0036
24-25	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE			27-30

SCREEN

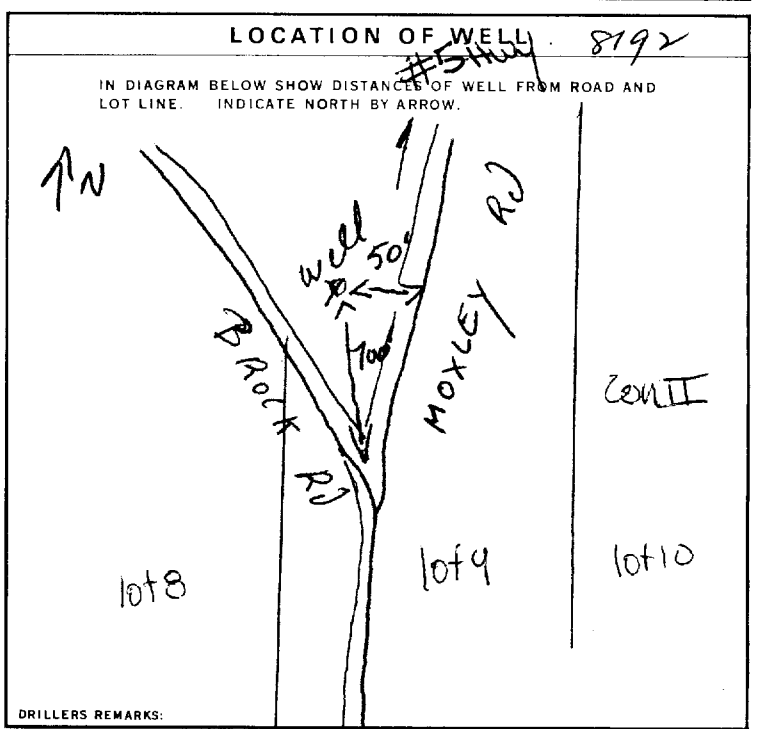
SIZE(S) OF OPENING (SLOT NO.)	DIAMETER	LENGTH
	INCHES	FEET
MATERIAL AND TYPE		DEPTH TO TOP OF SCREEN
		41-44
		FEET

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)
FROM TO	
10-13	14-17
18-21	22-25
28-29	30-33
	80

71 PUMPING TEST

PUMPING TEST METHOD 1 <input type="checkbox"/> PUMP 2 <input checked="" type="checkbox"/> BAILER	PUMPING RATE 0010 GPM	DURATION OF PUMPING 02 HOURS 00 MINS
STATIC LEVEL 015 FEET	WATER LEVEL END OF PUMPING 018 FEET	WATER LEVELS DURING
IF FLOWING GIVE RATE	PUMP INTAKE SET AT	WATER AT END OF TEST
RECOMMENDED PUMP TYPE <input checked="" type="checkbox"/> SHALLOW <input type="checkbox"/> DEEP	RECOMMENDED PUMP SETTING 030 FEET	RECOMMENDED PUMPING RATE 0005 GPM



FINAL STATUS OF WELL

1 <input checked="" type="checkbox"/> WATER SUPPLY	5 <input type="checkbox"/> ABANDONED, INSUFFICIENT SUPPLY
2 <input type="checkbox"/> OBSERVATION WELL	6 <input type="checkbox"/> ABANDONED, POOR QUALITY
3 <input type="checkbox"/> TEST HOLE	7 <input type="checkbox"/> UNFINISHED
4 <input type="checkbox"/> RECHARGE WELL	

WATER USE 01

1 <input checked="" type="checkbox"/> DOMESTIC	5 <input type="checkbox"/> COMMERCIAL
2 <input type="checkbox"/> STOCK	6 <input type="checkbox"/> MUNICIPAL
3 <input type="checkbox"/> IRRIGATION	7 <input type="checkbox"/> PUBLIC SUPPLY
4 <input type="checkbox"/> INDUSTRIAL	8 <input type="checkbox"/> COOLING OR AIR CONDITIONING
<input type="checkbox"/> OTHER	9 <input type="checkbox"/> NOT USED

METHOD OF DRILLING

1 <input checked="" type="checkbox"/> CABLE TOOL	6 <input type="checkbox"/> BORING
2 <input type="checkbox"/> ROTARY (CONVENTIONAL)	7 <input type="checkbox"/> DIAMOND
3 <input type="checkbox"/> ROTARY (REVERSE)	8 <input type="checkbox"/> JETTING
4 <input type="checkbox"/> ROTARY (AIR)	9 <input type="checkbox"/> DRIVING
5 <input type="checkbox"/> AIR PERCUSSION	

CONTRACTOR

NAME OF WELL CONTRACTOR S. GILL	LICENCE NUMBER 2309
ADDRESS 78 PRICE AVE. HAMILTON	
NAME OF DRILLER OR BORER JOHN MASLOWSKI	LICENCE NUMBER -
SIGNATURE OF CONTRACTOR <i>[Signature]</i>	SUBMISSION DATE DAY 6 MO. 10 YR. 74

OFFICE USE ONLY

DATA SOURCE 1	CONTRACTOR 2309	DATE RECEIVED 071174
DATE OF INSPECTION	INSPECTOR	
REMARKS:		
		P 15 WI



The Ontario Water Resources Commission Act WATER WELL RECORD

Water management in Ontario

1. PRINT ONLY IN SPACES PROVIDED

2. CHECK CORRECT BOX WHERE APPLICABLE

11

6808333

MUNICIP.

68006

CON.

94N

92

COUNTY OR DISTRICT

WENT WORTH

TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE

WILLAGBORO

CON., BLOCK, TRACT, SURVEY, ETC.

II

008

DATE COMPLETED

03 07 72

Greenville

RC.

4

ELEVATION

0820

RC.

5

Basin Code

24

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
	TOPSOIL			0	4
	BROWN SANDY CLAY			4	20
	GREY LIMESTONE			20	44

31

0004 92 00206528 0044 215

32

41

WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER			
10-13	1 <input checked="" type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL
15-18	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL
20-23	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL
25-28	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL
30-33	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
6 1/4	1 <input checked="" type="checkbox"/> STEEL	1 1/8	0	21
6 1/4	2 <input type="checkbox"/> GALVANIZED			
6 1/4	3 <input type="checkbox"/> CONCRETE			
6 1/4	4 <input type="checkbox"/> OPEN HOLE			
17-18	1 <input type="checkbox"/> STEEL		21	44
17-18	2 <input type="checkbox"/> GALVANIZED			
17-18	3 <input type="checkbox"/> CONCRETE			
17-18	4 <input checked="" type="checkbox"/> OPEN HOLE			
24-25	1 <input type="checkbox"/> STEEL			
24-25	2 <input type="checkbox"/> GALVANIZED			
24-25	3 <input type="checkbox"/> CONCRETE			
24-25	4 <input type="checkbox"/> OPEN HOLE			

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER	LENGTH

61

PLUGGING & SEALING RECORD

DEPTH SET AT - FEET		MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)
FROM	TO	
10-13	14-17	
18-21	22-25	
26-29	30-33	

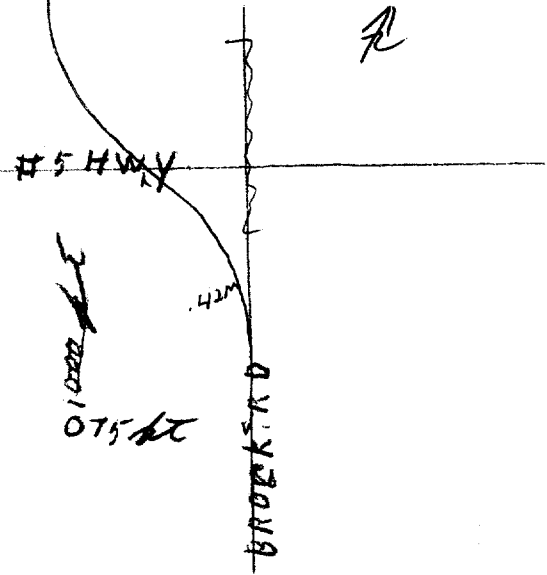
71

PUMPING TEST

PUMPING TEST METHOD	PUMPING RATE	DURATION OF PUMPING
1 <input type="checkbox"/> PUMP	2 <input checked="" type="checkbox"/> BAILER	0006
1 <input type="checkbox"/> PUMP	2 <input checked="" type="checkbox"/> BAILER	01 00
15-16 HOURS	17-18 MINS.	
STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING
020	040	15 MINUTES 020
20	40	30 MINUTES 020
		45 MINUTES 020
		60 MINUTES 020
IF FLOWING, GIVE RATE	PUMP INTAKE SET AT	WATER AT END OF TEST
		0003
RECOMMENDED PUMP TYPE	RECOMMENDED PUMP SETTING	RECOMMENDED PUMPING RATE
1 <input type="checkbox"/> SHALLOW	2 <input checked="" type="checkbox"/> DEEP	041
50-53	000.3 GPM./FT. SPECIFIC CAPACITY	

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.



DRILLERS REMARKS:

FINAL STATUS OF WELL

- 1 WATER SUPPLY
- 2 OBSERVATION WELL
- 3 TEST HOLE
- 4 RECHARGE WELL
- 5 ABANDONED, INSUFFICIENT SUPPLY
- 6 ABANDONED, POOR QUALITY
- 7 UNFINISHED

WATER USE

- 1 DOMESTIC
- 2 STOCK
- 3 IRRIGATION
- 4 INDUSTRIAL
- 5 COMMERCIAL
- 6 MUNICIPAL
- 7 PUBLIC SUPPLY
- 8 COOLING OR AIR CONDITIONING
- 9 NOT USED

METHOD OF DRILLING

- 1 CABLE TOOL
- 2 ROTARY (CONVENTIONAL)
- 3 ROTARY (REVERSE)
- 4 ROTARY (AIR)
- 5 AIR PERCUSSION
- 6 BORING
- 7 DIAMOND
- 8 JETTING
- 9 DRIVING

CONTRACTOR

NAME OF WELL CONTRACTOR	LICENCE NUMBER
Frank Force	2803
ADDRESS	
175 Glenora Ave. Hamilton	
NAME OF DRILLER OR BORER	LICENCE NUMBER
Tom	
SIGNATURE OF CONTRACTOR	SUBMISSION DATE
Frank Force	DAY 14 MO. 12 YR 72

OFFICE USE ONLY

DATA SOURCE	CONTRACTOR	DATE RECEIVED
1	2803	10/27/72
DATE OF INSPECTION	INSPECTOR	
10, 5, 73		
REMARKS:		
	CSS.S8	P 7
		WI



WATER WELL RECORD

Water management in Ontario

1. PRINT ONLY IN SPACES PROVIDED

2. CHECK CORRECT BOX WHERE APPLICABLE

11

6807346

MUNICIPAL 68006

CON 009

02

COUNTY OR DISTRICT: **Westworth** TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: **West Flamboro** CON., BLOCK, TRACT, SURVEY, ETC.: **2** LOT: **009**

DATE COMPLETED: DAY **30** MO. **Oct** YR. **69**

RC. **2740** ELEVATION **0.820** BASIN CODE **24**

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
Brown	Sand			0	18
Brown	Sand	Gravel & large stones		18	32 1/2
Grey	Limestone			32 1/2	45

31 0018609 00326091112 0045215

32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER			
0038	<input checked="" type="checkbox"/> FRESH	<input type="checkbox"/> SULPHUR	<input type="checkbox"/> SALTY	<input type="checkbox"/> MINERAL
0043	<input checked="" type="checkbox"/> FRESH	<input type="checkbox"/> SULPHUR	<input type="checkbox"/> SALTY	<input type="checkbox"/> MINERAL

51 CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
6 3/8	STEEL	219	0	33
6	GALVANIZED			0033
6	CONCRETE			
6	OPEN HOLE			
17-18	STEEL		33	33
17-18	GALVANIZED			
17-18	CONCRETE			
17-18	OPEN HOLE			0045
24-25	STEEL			
24-25	GALVANIZED			
24-25	CONCRETE			
24-25	OPEN HOLE			

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)
10-13	
18-21	
26-29	

71 PUMPING TEST

PUMPING TEST METHOD	PUMPING RATE	DURATION OF PUMPING
<input checked="" type="checkbox"/> PUMP <input checked="" type="checkbox"/> BAILER	0006 3/4 GPM.	01 00 HOURS MINS.

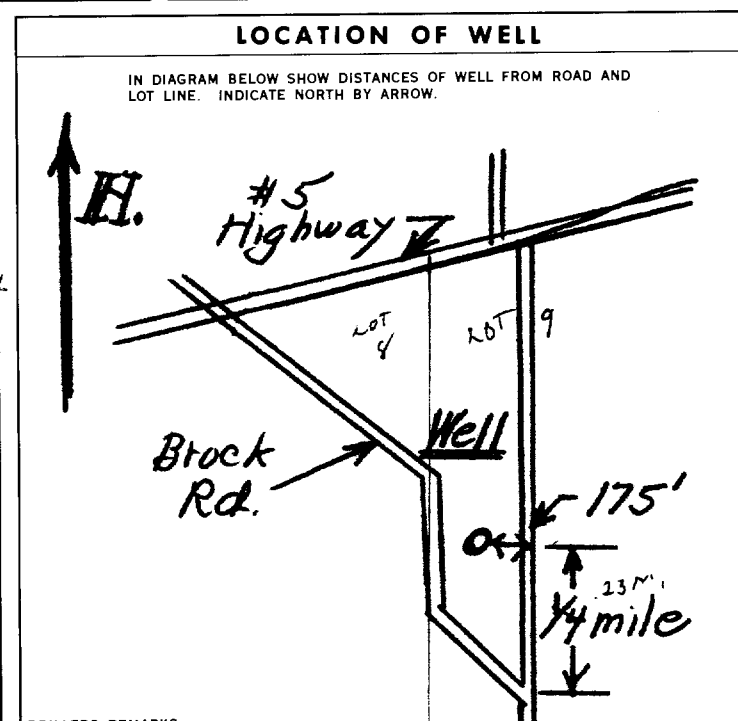
STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING PUMPING			
020 FEET	033 FEET	15 MINUTES: 033 FEET	30 MINUTES: 033 FEET	45 MINUTES: 033 FEET	60 MINUTES: 033 FEET

IF FLOWING, GIVE RATE: _____ GPM.

RECOMMENDED PUMP TYPE: SHALLOW DEEP

RECOMMENDED PUMP SETTING: 041 FEET

RECOMMENDED PUMPING RATE: 3/4 GPM.



FINAL STATUS OF WELL

1 WATER SUPPLY 5 ABANDONED, INSUFFICIENT SUPPLY
 2 OBSERVATION WELL 6 ABANDONED, POOR QUALITY
 3 TEST HOLE 7 UNFINISHED
 4 RECHARGE WELL

WATER USE

1 DOMESTIC 5 COMMERCIAL
 2 STOCK 6 MUNICIPAL
 3 IRRIGATION 7 PUBLIC SUPPLY
 4 INDUSTRIAL 8 COOLING OR AIR CONDITIONING
 9 NOT USED

METHOD OF DRILLING

1 CABLE TOOL 6 BORING
 2 ROTARY (CONVENTIONAL) 7 DIAMOND
 3 ROTARY (REVERSE) 8 JETTING
 4 ROTARY (AIR) 9 DRIVING
 5 AIR PERCUSSION

CONTRACTOR

NAME OF WELL CONTRACTOR: **George J. Wallis** LICENCE NUMBER: **3383**

ADDRESS: **RR #2 Stoney Creek**

NAME OF DRILLER OR BORER: **Same** LICENCE NUMBER: _____

SIGNATURE OF CONTRACTOR: **George J. Wallis** SUBMISSION DATE: DAY **22** MO. **11** YR. **69**

OFFICE USE ONLY

DATA SOURCE: **1** CONTRACTOR: **5417** DATE RECEIVED: **271169**

DATE OF INSPECTION: **20, 10, 70** INSPECTOR: **F.P.**

REMARKS: _____

CSS.S8

UTM Z E
 5 R N
 Elev. 4 R
 Basin 24



Page 052 of 103
 GROUND WATER BRANCH
 AC 68 27 1962 5862
 ONTARIO WATER RESOURCES COMMISSION

The Ontario Water Resources Commission Act

WATER WELL RECORD

County or District Wentworth Township, Village, Town or City West Flamboro
 Con. 2 Lot 9 Date completed 13 June 62
 (day month year)
 Address P.O. Greenville Ont.

Casing and Screen Record

Inside diameter of casing 6 1/4"
 Total length of casing 22'
 Type of screen -
 Length of screen -
 Depth to top of screen -
 Diameter of finished hole 6 1/4"

Pumping Test

Static level 18 1/2'
 Test-pumping rate 25 G.P.M.
 Pumping level 29'
 Duration of test pumping 40 min.
 Water clear or cloudy at end of test clear
 Recommended pumping rate 5 G.P.M.
 with pump setting of 35 feet below ground surface

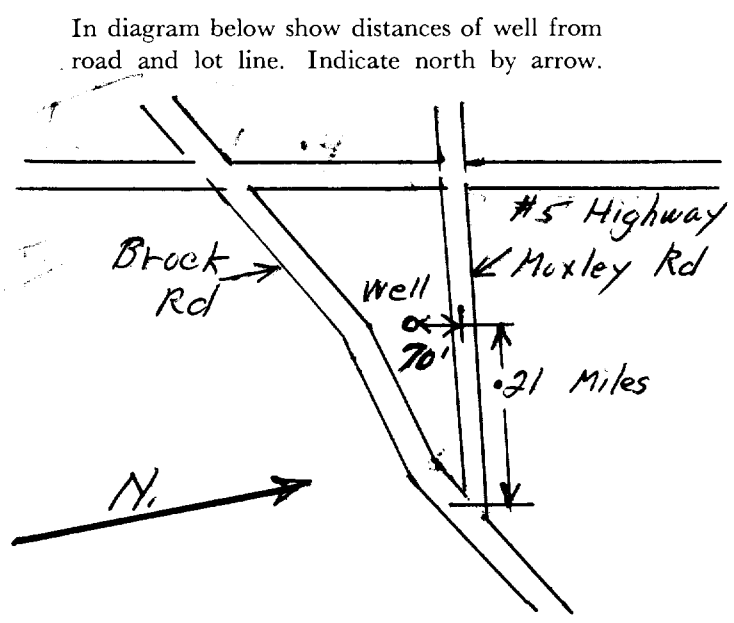
Well Log

Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
<u>Dug Well</u>	<u>0</u>	<u>21</u>		
<u>Br. Sandy soil</u>	<u>21</u>	<u>28</u>		
<u>Grey Limestone</u>	<u>28</u>	<u>29</u>	<u>28</u>	<u>Fresh.</u>

For what purpose(s) is the water to be used? Domestic
 Is well on upland, in valley, or on hillside? Upland
 Drilling or Boring Firm G. J. Wallis
 Address RR#2 Stoney Creek
 Licence Number 419
 Name of Driller or Borer Same
 Address _____
 Date June 21 1962
George J. Wallis
 (Signature of Licensed Drilling or Boring Contractor)

Location of Well



UTM 27 5R 4R 29



GROUNDWATER BRANCH
 68 No. 1962 5981
 ONTARIO WATER RESOURCES COMMISSION

The Ontario Water Resources Commission Act

WATER WELL RECORD

County or District Wentworth Township, Village, Town or City W. Flamboro
 Con. 2 Lot 9 Date completed 31 May 62
 (day month year)
 Address Moxley Rd. Greenville

Casing and Screen Record

Inside diameter of casing 6 1/4"
 Total length of casing 24'
 Type of screen -
 Length of screen -
 Depth to top of screen -
 Diameter of finished hole 6 1/4"

Pumping Test

Static level 12'
 Test-pumping rate 15 G.P.M.
 Pumping level 18'
 Duration of test pumping 40 min.
 Water clear or cloudy at end of test clear
 Recommended pumping rate 5 G.P.M.
 with pump setting of 24' feet below ground surface

Well Log

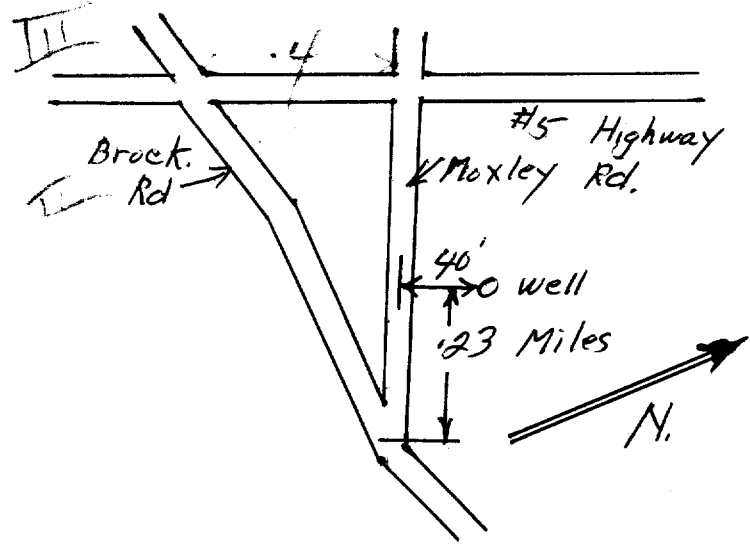
Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
<u>Red Sandy soil</u>	<u>0</u>	<u>18</u>		
<u>Red Sandy & Gravel</u>	<u>18'</u>	<u>21 1/2'</u>		
<u>Grey Limestone</u>	<u>21 1/2</u>	<u>28 1/2</u>	<u>28'</u>	<u>Fresh</u>

For what purpose(s) is the water to be used? Domestic
 Is well on upland, in valley, or on hillside? Upland
 Drilling or Boring Firm C. J. Wallis
 Address RC #2 Stoney Creek
 Licence Number 419
 Name of Driller or Borer Same
 Address
 Date June 4/62
 (Signature of Licensed Drilling or Boring Contractor)

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.



UTM 5 R 2 E
4 R 24 N
 Elev. 4 R
 Basin 24 R



WATER 68 N^o 5955
 JUN 11 1959
 WATER
 DIVISION

The Ontario Water Resources Commission Act, 1957

WATER WELL RECORD

County or District Wentworth Township, Village, Town or City Flamboro W
 Con. 2 Lot 9 Date completed 8 June 59
 (day month year)
 Address Greenville P.O. Ont.

Casing and Screen Record

Inside diameter of casing 6 1/4"
 Total length of casing 24'
 Type of screen —
 Length of screen —
 Depth to top of screen —
 Diameter of finished hole 6 1/4"

Pumping Test

Static level 15'
 Test-pumping rate 3 G.P.M.
 Pumping level 29'
 Duration of test pumping 45 minutes
 Water clear or cloudy at end of test Clear
 Recommended pumping rate 2 G.P.M.
 with pumping level of 25'

Well Log

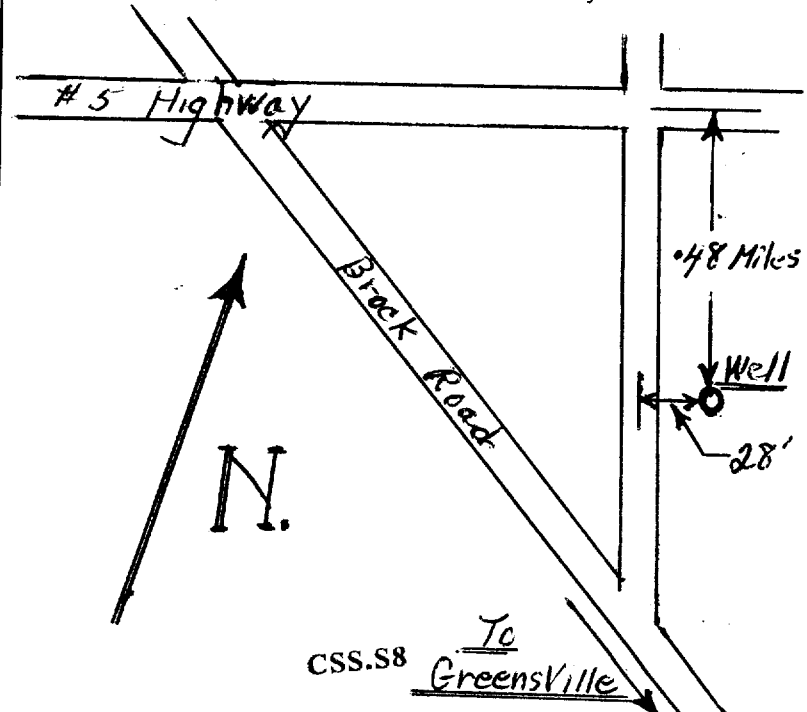
Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	No. of feet water rises	Kind of water (fresh, salty, sulphur)
<u>Light Brown Sandy Soil</u>	<u>0'</u>	<u>18'</u>			
<u>Grey clay</u>	<u>18'</u>	<u>22 1/2'</u>			
<u>Grey limestone</u>	<u>22 1/2'</u>	<u>39'</u>	<u>36'</u>	<u>24</u>	<u>Fresh</u>

For what purpose(s) is the water to be used?
Domestic
 Is well on upland, in valley, or on hillside?
Upland
 Drilling Firm George J. Wallis
 Address R.R.# 5
Hamilton
 Licence Number 213
 Name of Driller Same
 Address —
 Date June 10/59
George J. Wallis
 (Signature of Licensed Drilling Contractor)

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.



UTM 12 5 R 7 R
Elev. 24 11
Basin CON 11



ONTARIO

68 No 5954

The Water-well Drillers Act, 1954

Department of Mines

Water-Well Record

County or Territorial District Wentworth Township, Village, Town or City Flourville

Village, Town or City

Address Smithville P.O.

Date completed 12 1958
(day) (month) (year)

Pipe and Casing Record

Pumping Test

Casing diameter(s) 6 1/4
Length(s) 22
Type of screen
Length of screen

Static level # 15
Pumping rate 60 gal per Hour
Pumping level 35
Duration of test 1 hr

Well Log

Water Record

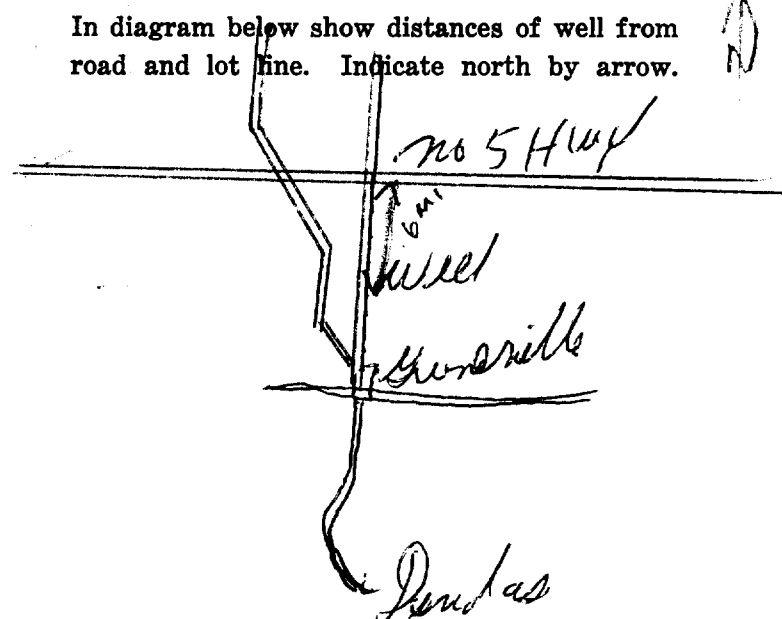
Overburden and Bedrock Record	From ft.	To ft.	Depth (s) at which water (s) found	No. of feet water rises	Kind of water (fresh, salty, or sulphur)
<u>Dug well</u>	<u>0</u>	<u>15</u>	<u>40</u>	<u>25</u>	<u>fresh</u>
<u>Sandy clay gravel</u>	<u>15</u>	<u>22</u>			
<u>Lime Rock</u>	<u>22</u>	<u>45</u>			

For what purpose(s) is the water to be used? house
Is water clear or cloudy? clear
Is well on upland, in valley, or on hillside? upland
Drilling firm Wesley Packham
Address Smithville
Name of Driller Wesley Packham
Address Smithville
Licence Number 187

I certify that the foregoing statements of fact are true.
Date Nov 26/58 Wesley Packham
Signature of Licensee

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.



6m
well
Smithville
15m
no 5 Hwy
as per as
40 ft E of W Rd
850 ft N of S Rd junction



UTM 5 7 E

4 R N

Elev. 4

The Ontario Water Resources Commission Act

Basin 24

WATER WELL RECORD

ONTARIO WATER RESOURCES COMMISSION

County or District Kentworth

Township, Village, Town or City West Hamber

Con. II Lot 8

Date completed 4 April 1967
(day month year)

Address R.R. 1. Hannon

Casing and Screen Record

Inside diameter of casing 6 1/4

Total length of casing 45

Type of screen

Length of screen

Depth to top of screen

Diameter of finished hole 6"

Pumping Test

Static level 48

Test-pumping rate 15 G.P.M.

Pumping level 50

Duration of test pumping 2 hrs.

Water clear or cloudy at end of test clear

Recommended pumping rate 4 G.P.M.

with pump setting of 55 feet below ground surface

Well Log

Water Record

Overburden and Bedrock Record

	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
<u>Brown stoney clay</u>	<u>0</u>	<u>20</u>	<u>55</u>	<u>fresh</u>
<u>Blue "</u>	<u>20</u>	<u>45</u>		
<u>Limerock</u>	<u>45</u>	<u>60</u>		

For what purpose(s) is the water to be used? House

Is well on upland, in valley, or on hillside? HILLTOP. upland

Drilling or Boring Firm

Address

Licence Number 2633

Name of Driller or Borer Frank Ince

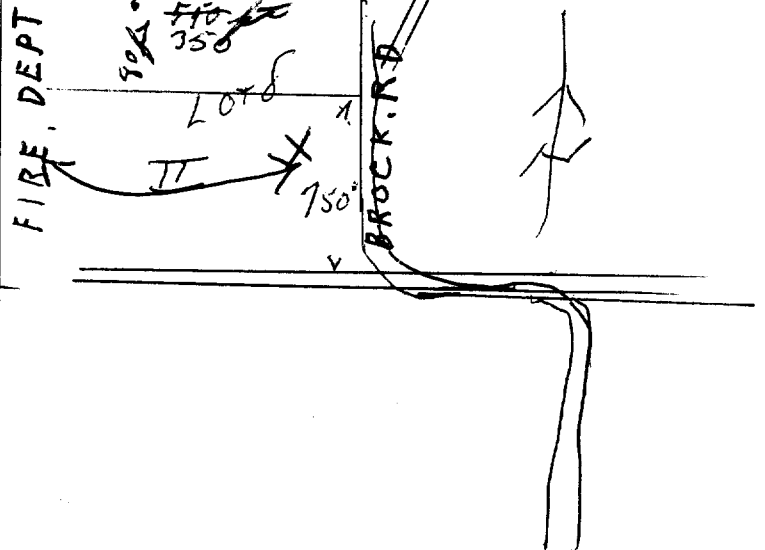
Address 175 Aldercrest Ave.

Date April 4. Hamilton

(Signature of Licensed Drilling or Boring Contractor)

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.





Stage 3 Archaeological Assessment

AhGx-819 & AhGx-820
394 Old Brock Road
Part of Lot 9, Concession 2
Geographic Township of West Flamborough
City of Hamilton

Prepared for:
Tracy Kowalchuk
394 Old Brock Road
Hamilton, Ontario
L9H 5L4

Licensee: Michael Golloher
PIFs:
P1037-0085-2021
P1037-0091-2021
Original Report



Earthworks Archaeological Services Inc.
2365 Watts Road,
Haliburton, Ontario
K0M 1S0

February 21, 2022

Executive Summary

Earthworks Archaeological Services Inc. was retained to conduct Stage 3 archaeological assessment of Precontact Indigenous archaeological sites AhGx-819 and AhGx-820 located at 394 Old Brock Road, part of Lot 9, Concession 2, Geographic Township of West Flamborough, City of Hamilton, historically part of Wentworth County, Ontario. The assessment was undertaken in support of a future severance application and was conducted as part of the requirements defined in defined in Section 3.4.4. of the *Rural Hamilton Official Plan*, which requires an archaeological assessment to be undertaken when a proposed development, site alteration, or redevelopment of lands has the potential to adversely affect areas of archaeological potential

The study area contains evidence of archaeological potential. The location of the study area in close proximity to AhHa-176, a registered archaeological site, indicates the potential for Pre-Contact Indigenous archaeological material to be identified and recovered. In summary, a Stage 2 archaeological assessment was determined to be required in order to identify and document any archaeological material that may be present. A portion of the study area is a ploughed agricultural field, and as a result, a combined test pit and pedestrian survey was determined to be required.

The Stage 3 archaeological assessments of AhGx-819, and AhGx-820 were conducted between November 5 and November 11, 2021 under professional license P1037, issued to Michael Golloher, M.Sc. (P1037) At no time were weather or lighting conditions detrimental to the observation or recovery of archaeological material

A total of 32 test units were placed and excavated across both sites at a 5 and 10 metre interval based established datum points. Each unit was excavated by hand, into the first five centimetres of subsoil. Depth varied from 20-48 centimetres. Each unit was examined for stratigraphy, cultural features, or evidence of fill, and all soil was screened through wire mesh of 6 millimetre width. As per Section 3.2.2 Standard 7 of the *Standards and Guidelines for Consultant Archaeologists*, one unit in AhGx-820, amounting to 10% of the total number of units, was screened through wire mesh of three millimetre width. All artifacts were retained and recorded by the corresponding grid unit designation. The soil stratigraphy consisted of a silty brown loam topsoil horizon overlaying an orange loam subsoil.

Based on the results of the Stage 3 archaeological assessment, the study area contains an archaeological site that has further cultural heritage value and interest. Therefore, a Stage 4 site specific archaeological mitigation is recommended AhGx-819.

The preferred method of Stage 4 mitigation is through avoidance and protection. Discussions with the proponent determined that the area is not integral to development and can be avoided. As a result, Stage 4 mitigation by avoidance and protection for AhGx-819 is recommended.

The protected area will consist of the site location and an associated 10 metre buffer. If grading or other soil disturbing activities caused by the development project extent to the edge of the area to be avoided, the proponent must erect a temporary barrier around the area to be avoided, and “no go” instructions will be issued to all on-site construction crews, engineers,



architects or others involved in the day-to-day decisions during construction. The location of the area to be avoided will be shown on all contract drawings, and will include explicit instructions to avoid that area.

During grading and other soil disturbing activities, the area to be avoided must be inspected and monitored by a licensed archaeologist to verify the effectiveness of the avoidance strategies. If alteration of the archaeological site is observed at any time during construction, the Ministry of Heritage, Sport, Tourism and Culture Industries must be notified immediately.

After completion of the grading and other soil disturbing activities, the protected area must be inspected, and a report will be required to be submitted to the Ministry on the effectiveness of the strategy in ensuring the area to be avoided remains intact.

No additional archaeological assessments are recommended for AhGx-820.

The Ministry of Heritage, Sport, Tourism and Culture Industries is requested to review this report and provide a letter indicating their satisfaction that the fieldwork and reporting for this archaeological assessment are consistent with the Ministry's 2011 *Standards and Guidelines for Consultant Archaeologists* and the terms and conditions for archaeological licences, and to enter this report into the Ontario Public Register of Archaeological Reports



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Project Personnel

Managing Director:	Anthony Butler, M.Sc. (P310)
Project Manager:	Shane McCartney, M.A. (P321)
Licenced Archaeologist:	Michael Golloher, M.Sc. (P1037)
Licenced Field Director:	Justina Zivic, M.Sc. (R1312)
Field Technicians:	Kelsea Dawn, GIS(PG)
	Kia Ohora, B.A. (R1303)
	Kyle Robinson
	Jordie Steinmann (A1221)
Artifact Analysis:	Jordie Steinmann (A1221)
Report Production:	Shane McCartney, M.A. (P321)



1.0 Project Context

1.1 Development Context

Earthworks Archaeological Services Inc. (Earthworks) was retained by Tracy Kowalchuck to conduct a Stage 3 archaeological assessment of Precontact Indigenous archaeological sites AhGx-819 and AhGx-820 located at 394 Old Brock Road, part of Lot 9, Concession 2, Geographic Township of West Flamborough, City of Hamilton, historically part of Wentworth County, Ontario (Map 1). The assessment was undertaken in support of a future severance application and was conducted as part of the requirements defined in defined in Section 3.4.4. of the *Rural Hamilton Official Plan*, which requires an archaeological assessment to be undertaken when a proposed development, site alteration, or redevelopment of lands has the potential to adversely affect areas of archaeological potential (City of Hamilton 2019:B.3-11).

The objectives of the Stage 3 archaeological assessment, as outlined by the Ministry of Heritage, Sport, Tourism and Culture Industries' (MHSTCI) *Standards and Guidelines for Consultant Archaeologists* (Government of Ontario 2011), are as follows:

- To determine the extent of AhGx-819 and AhGx-820 and the characteristics of the artifacts
- To collect a representative sample of artifacts
- To assess the cultural heritage value or interest of the archaeological site
- To determine the need for mitigation of development impacts and recommend appropriate strategies and future conservation.

Permission to access the property was provided by the proponent.



1.2 Historic Context

1.2.1 Pre-Contact Indigenous History

Table 1 provides a breakdown of the general culture history of southern Ontario, as based on Ellis and Ferris (1990)

Table 1: Pre-Contact Indigenous Culture History of Southern Ontario

Culture Period	Diagnostic Artifacts	Time Span (Years B.P.)	Detail
Early Paleo-Indian	Fluted Projectile Points	11,000-10,400	Nomadic caribou hunters
Late Paleo-Indian	Hi-Lo, Holcombe, Plano Projectile Points	10,400-10,000	Gradual population increase
Early Archaic	Nettling and Bifurcate Points	10,000-8,000	More localized tool sources
Middle Archaic	Brewerton and Stanly-Neville Projectile Points	8,000-4,500	Re-purposed projectile points and greater amount of endscrapers
Narrow Point Late Archaic	Lamoka and Normanskill Projectile Points	4,000-3,800	Larger site size
Broad Point Late Archaic	Genessee, Adder Orchard Projectile Points	3,800-3,500	Large bifacial tools. First evidence of houses
Small Point Late Archaic	Crawford Knoll, Innes Projectile Points	3,500-3,100	Bow and Arrow Introduction
Terminal Archaic	Hind Projectile Points	3,100-2,950	First evidence of cemeteries
Early Woodland	Meadowood Points, Cache Blades, and pop-eyed birdstones	2,950-2,400	First evidence of Vinette I Pottery
Middle Woodland	Pseudo-scallop shell	2,450-1550	Burial Mounds
	Princess Point pottery	1550-1100	First evidence of corn horticulture
Late Woodland	Levanna Point	1,100-700	Early longhouses
	Saugeen Projectile Points	700-600	Agricultural villages
	Nanticoke Notched Points	600-450	Migrating villages, tribal warfare



1.2.2 Post Contact Indigenous History

The surrounding area enters the historic record in 1626, when Father Daillon, a French missionary, spent three months in the Hamilton region attempting to conclude a trading alliance with the Neutral Confederacy. These negotiations ultimately failed due to opposition from Huron allies (White 1978:409). By 1638, the Neutral had expanded east to the Niagara River in response to a void left by the Wenro migrating to Huronia and the Erie migrating southwest. By the early 1640s, the Neutrals were engaged in large scale warfare with the Assistaeronons to the west while maintaining a neutral stance between the Huron and the League of Five Nations Iroquois. European influence in the region was generally restricted to the beaver pelt trade, and Aboriginal groups practiced a way of life that did not differ significantly from the pre-Contact period. By the late 1640's, the increasing scarcity of beaver pelts prompted the invasion of the Neutral by the League of Five Nations Iroquois. By 1651, the Neutral were destroyed and either moved west out of Ontario or they were absorbed into the League of Five Nations (Trigger 1994:57).

The region appears to have been relatively unpopulated by permanent settlements in the latter half of the seventeenth century, with much of southern Ontario used as a hunting territory by the Iroquois. However, Ojibwa groups previously thought to have settled along the northern shores of Georgian Bay and Lake Superior gradually migrated into southern Ontario, and by the late seventeenth/early eighteenth century the Mississauga had settled in the Hamilton region (Rogers 1978:761).

By 1784, the British government purchased from the Mississauga over a million hectares of land between Lake Ontario and Lake Erie, which became known as the Between the Lakes Purchase (Surtees 1994:102). The Mississauga eventually relocated to the Grand River at New Credit in 1847.

1.2.3 European Settlement History

The study area is located in the historic township of Flamborough, which was first surveyed in 1791 by Augustus Jones following the purchase of the land from the Mississauga, although some lots had already been settled by United Empire Loyalists prior to that point (Winearls 1991:500; Page and Smith 1875:11). Flamborough was divided into East and West townships in 1854 and assigned to Wentworth County following a mid nineteenth century reorganization of the county system. West Flamborough township was notable for the presence of Spencer Creek, which provided power for a number of mills, and the settlement of Crook's Hollow became a major industrial centre in early nineteenth century. Following the establishment of the towns of Dundas and Hamilton, regional economic activity gradually concentrated in these areas and Crook's Hollow fell into decline. The township has remained as a low residential



density agricultural area since that point, and was amalgamated into the City of Hamilton in 2001.

1.2.4 Land Use History of Study Area

The study area is located on Lot 9, Concession 2 in the Geographic Township of West Flamborough, which was first granted to Angus McDonell in 1797, and who sold it to John Green in 1801. Mr. Green was a United Empire Loyalist from New Jersey who had arrived in the Niagara Peninsula in 1796 before moving to West Flamborough Township and becoming a prominent proponent of early regional industry with the establishment of several mills. The Green family owned the property for several decades, gradually selling off parcels. In 1843, a 50 acre parcel that included the current study area was sold to John Marble, who sold it to James Hamilton in 1845 and who subsequently sold it to Orlando Moxley in 1848. The 1851 census lists Orlando Moxley as an American farmer of German origin residing in a one storey log house, having cleared all of his available 50 acres for agriculture (Government of Canada 1853:29,93). The Moxley family is shown as owners of the study area in the 1859 Surtees map of Wentworth County, and subsequent agricultural censuses in 1861 and 1871 also record Orlando Moxley as the owner. Thomas Dunkin was granted a mortgage for the northern section of the study area in 1874, and is listed as the owner in the 1879 *Illustrated Historical Atlas of the County of Wentworth*. The study area remained in the Moxley family until 1887, when it was sold to Joseph Randell. Analysis of historic topographic maps indicate the study area remained as agricultural land throughout the twentieth century through to the present day.

1.2.5 Historic Plaques

As per Section 1, Standard 1.1 of the *Standards and Guidelines for Consultant Archaeologists*, Earthworks consulted local historical plaques in order to inform archaeological potential and assessment strategies. No local plaques were found which related to the history of the current study area.

1.3 Archaeological Context

1.3.1 Current Conditions

The study area consists of an agricultural field with a residential lot in the southern tip.



1.3.2 Natural Environment

The study area is situated within a till moraine of the Norfolk Sand Plain Physiographic Region, a sand and silt plain deposited as a delta in glacial Lakes Whittlesey and Warren and built up during the meltwater discharge of the Grand River as the glaciers withdrew (Chapman and Putnam 1984:154). Surficial geological mapping indicates the study area consists of glaciolacustrine sand, and the soil map of the region indicates the soil of the study area consists of Grimsby Sandy Loam, a water deposited medium and fine sand belonging to the Gray-Brown Podzolic Great Soil Group (Presant et al. 1965:31)

The nearest water source is a tributary of Spencer Creek, located approximately 98 metres east of the study area. Spencer Creek empties into Cootes Paradise, which drains into Lake Ontario approximately 8.5 kilometres southeast of the study area.

The study area is located within the Grimsby District of the Lake Ontario – Lake Erie Ecoregion, which itself is situated within the Mixedwood Plains Ecozone. This region encompasses 2,185,845 hectares, and contains a diverse array of flora and fauna. It is characterized by a mix of Carolinian forest remnants of tulip-tree, black gum, sycamore, Kentucky coffee-tree, pawpaw, various oaks and hickories, and common hackberry, in addition to the more widespread sugar maple, American beech, white ash, eastern hemlock, and eastern white pine:

Typical mammals inhabiting this ecoregion include white-tailed deer, northern raccoon, striped skunk, and the Virginia opossum which has increased its distribution and abundance since the latter half of the 20th century. Characteristic birds include green heron, Virginia rail, Cooper's hawk, eastern kingbird, willow flycatcher, brown thrasher, yellow warbler, common yellowthroat, northern cardinal, and savannah sparrow. Wild turkey has been re-introduced into the ecoregion. Herpetofauna, is diverse, including several provincially rare species (e.g., spiny softshell turtle), as well as more frequent species such as eastern red-backed salamander, American toad, eastern gartersnake, and Midland painted turtle. Longnose gar, channel catfish, smallmouth bass, yellow perch, walleye, northern hogsucker, banded killifish, and spottail shiner are among the fish species found in the lakes and rivers in this ecoregion.

Crins et al. 2009:52

1.3.3 Known Archaeological Sites

A search of registered archaeological sites within the MHSTCI Archaeological Sites Database was conducted. A total of 30 registered archaeological sites were located within one kilometre of the study area, and AhHa-176 located within 300 metres of the study area. A summary of archaeological sites is included in Table 2.



Table 2: Summary of Registered Archaeological Sites located within one kilometre of Study Area

Borden Number	Site Name	Time Period	Affinity	Site Type
Archaeological Sites Located within Boundary of Study Area				
AhGx-818		Pre-Contact	Aboriginal	scatter
AhGx-819		Archaic, Middle	Aboriginal	camp / campsite
AhGx-820		Archaic, Early	Aboriginal	findspot
AhGx-821		Pre-Contact	Aboriginal	scatter
AhGx-822		Pre-Contact	Aboriginal	scatter
AhGx-823		Pre-Contact	Aboriginal	scatter
AhGx-824		Archaic, Late	Aboriginal	findspot
Archaeological Sites Located within 300 metres of Study Area				
AhHa-176		Pre-Contact	Aboriginal	findspot
Remaining Archaeological Sites Located within 1 kilometre of Study Area				
AhGx-393	Greenworld	Pre-Contact	Aboriginal	findspot
AhGx-394		Pre-Contact	Aboriginal	Othercamp/campsite
AhGx-631		Pre-Contact	Aboriginal	findspot
AhGx-691	Coulson Site	Post-Contact		homestead
AhGx-692	AhGx-692-P2	Archaic, Late	Aboriginal	findspot
AhGx-693		Archaic, Middle, Woodland, Early		scatter
AhGx-694	AhGx-694-P4			



Borden Number	Site Name	Time Period	Affinity	Site Type
AhGx-695	AhGx-695-P5	Woodland, Middle	Aboriginal	findspot
AhGx-696		Pre-Contact		scatter
AhGx-732		Post-Contact	Euro-Canadian	hamlet
AhGx-766	Location 1	Post-Contact, Pre-Contact	Aboriginal, Euro-Canadian	Unknown, scatter
AhGx-767	Location 2	Pre-Contact	Aboriginal	scatter
AhGx-768	Location 3	Pre-Contact	Aboriginal	scatter
AhGx-769	Location 6	Pre-Contact	Aboriginal	scatter
AhGx-770	Filman	Post-Contact	Euro-Canadian	farmstead
AhHa-122	Darnley Mill	Post-Contact	Euro-Canadian	mill
AhHa-175	John Green	Post-Contact	Euro-Canadian	cabin
AhHa-249	Ripani 1	Post-Contact	Euro-Canadian	residential
AhHa-250	Ripani 2	Archaic, Middle	Aboriginal	camp / campsite
AhHa-251	Ripani 4	Pre-Contact	Aboriginal	scatter
AhHa-252	Ripani 6	Pre-Contact	Aboriginal	camp / campsite
AhHa-253	Ripani 8	Archaic, Early	Aboriginal	scatter



1.3.4 Previous Archaeological Assessments

The study area was subject to a Stage 1 & 2 archaeological assessment by Earthworks in 2021 under PIF #: P321-0262-2021. A combined Stage 2 pedestrian and test pit survey was undertaken, resulting in the identification of 13 Pre-Contact Indigenous archaeological site locations. Archaeological sites AhGx-819 and AhGx-820 were recommended for a Stage 3 archaeological assessment. The recommendations are cited in full below:

The Stage 3 site-specific assessments of AhGx-819 and AhGx-820 will consist of the excavation of one metre test units placed on a 5 metre grid established over the sites, and based on a permanent datum to at least the accuracy of transit and tape measurements. Placing test units in unmeasured, estimated locations will not be acceptable. Additional test units, amounting to 20% of the grid unit total will be placed and excavated, focusing on areas of interest within the site extent.

Test units will be excavated by hand, in systematic levels into the first 5 centimetres of the subsoil layer, unless excavation uncovers a cultural feature. If test excavation uncovers a feature, the feature's plan will be recorded, and geotextile fabric will be placed over the unit floor prior to backfilling the test unit.

All excavated soil will be screened through mesh with an aperture of no greater than 6 millimetres, and all artifacts will be collected and recorded according to their corresponding grid unit designation. As per Section 3.2.2 Standard 7 of the Standards and Guidelines for Consultant Archaeologists, 20% of the total number of units required for AhGx-820 will need to be screened through wire mesh of 3 millimetre width.

(Earthworks 2021:19)

1.3.5 Adjacent Archaeological Assessments

The lot immediately to the west was subject to a number of archaeological assessments as part of a development of an estate subdivision. It was subject to a Stage 2 archaeological survey in 1997 by Material Culture Management Inc. under PIF #:97-052, who identified 15 isolated find spots and two historic Euro-Canadian scatters. The first scatter was considered late historic and not recommended for further assessment. The second site was registered as the John Green Site (AhHa-175) and identified as a mid-nineteenth century homestead and recommended for additional assessment (MCMI 1997:7).

In July 2014 a Controlled Surface Plot (CSP) was conducted at the John Green Site (AhHa-175) site by New Directions Archaeology Ltd Under PIF #: P018-0682-2014. This resulted in the recovery of 191 artifacts from 113 locations across the site. The surface area of AhHa-175 was



measured as 35m north-south by 75m east-west. The artifacts recovered were dominated by foodways artifacts - mainly ceramics but also a small amount of architectural debris such as glass and brick, one piece of mammal bone and a small number of clay pipe fragments.

Ceramics included fine earthenware, porcelain, refined white earthenware (RWE), vitrified white earthenware, coarse or red earthenware, stoneware and yellow ware. Decorative patterns on RWE included: edged, impressed, painted in early and late palettes, sponged and transfer printed in blue black, red and violet (NDA 2014).

In April 2015, a test unit excavation of the John Green Site (AhHa-175) site was conducted by Detritus Consulting Ltd. Under PIF #: P017-0362-2015 A total of 16 grid units were excavated at 10 metre intervals across the surface scatter, with an additional 10 units excavated in areas of interest as infill. These excavations resulted in the recovery of 517 historic Euro-Canadian artifacts and was dominated by refined white earthenware. An analysis of the artifacts from the site yielded a date of 1852, and there was sufficient cultural heritage value and interest to recommend for Stage 4 mitigation (Detritus Consulting 2015:23-24)

In June and July of 2015, a Stage 4 mitigation of the John Green Site (AhHa-175) was undertaken by Earthworks under PIF #: P310-0080-2015. A total of 35 units were block excavated, followed by mechanical topsoil removal. A total of 2254 artifacts were recovered, and 4 subsurface cultural features were identified, recorded and excavated. Excavations resulted in the conclusion that the John Green Site (AhHa-175) was associated with a structure documented in the 1875 *Illustrated Historical Atlas of Wentworth County* and owned by Frances Morden, with the artifact date range suggesting a log cabin that dated to the 1840s (Earthworks 2015).



2.0 Field Methods

The Stage 3 archaeological assessments of AhGx-819, and AhGx-820 were conducted between November 5 and November 11, 2021 under professional license P1037, issued to Michael Golloher, M.Sc. Table 3 provides a summary of Stage 3 field work conducted. The weather at the time was a mix of sun and cloud and warm. At no time were weather or lighting conditions detrimental to the observation or recovery of archaeological material. Test unit excavation followed the recommendations of the Stage 2 report cited in Section 1.3.4.

Table 3: Summary of Archaeological Fieldwork Dates

Date of Stage 3 Test Unit Excavation	PIF Number	Site
November 5, 2021	P1037-0085-2021	AhGx-820
November 9, 2021	P1037-0091-2021	AhGx-819
November 10, 2021	P1037-0091-2021	AhGx-819
November 11, 2021	P1037-0091-2021	AhGx-819

2.1 AhGx-819

Following the relocation of the surface scatter using GPS coordinates, permanent datum points were established for AhGx-819, oriented along the western boundary of the site area.

A network of five by five metre grid blocks were established across the extent of the site as determined by the extent of the surface scatter. The grid squares are referred to by the intersection coordinates of their southwest corner. Each five metre block was further subdivided into 25 one metre sub-squares and labelled sub-square 1 to 25 based on their position in relation to the southwest corner of the block. GPS UTM coordinates were recorded employing the North American Datum 83 using a Trimble Catalyst GPS unit with a sub-precision RTK subscription that allowed for a stated accuracy of 1-2 centimetres.

A total of 15 test units were placed and excavated across the site at a 10 metre interval based on the datum points (Images 1 and 2). Preliminary analysis of the recovered artifacts clearly indicated that the level of cultural heritage value or interest of the site would result in a recommendation to proceed to Stage 4 mitigation. As a result, the field work strategy was altered to follow the appropriate test unit excavation strategy in Table 3.1 of the *Standards and Guidelines for Consultant Archaeologists*, and an additional nine test units, amounting to more than 40% of the grid unit total, were placed within the areas of interest or high artifact concentration

Each unit was excavated by hand, into the first five centimetres of subsoil (Images 3 and 4). Depth varied from 20-48 centimetres. Each unit was examined for stratigraphy, cultural features, or evidence of fill, and all soil was screened through wire mesh of six millimetre width. All artifacts were retained and recorded by the corresponding grid unit designation. The soil stratigraphy consisted of a silty brown clay topsoil horizon overlaying a reddish clay subsoil

The results of the Stage 3 archaeological assessment of AhGx-819 are presented in Map 2.



2.2 AhGx-820

Following the relocation of the surface scatter using GPS coordinates, permanent datum points were established for AhGx-820, oriented along the western boundary of the site area.

A network of five by five metre grid blocks were established across the extent of the site as determined by the extent of the surface scatter. The grid squares are referred to by the intersection coordinates of their southwest corner. Each five metre block was further subdivided into 25 one metre sub-squares and labelled sub-square 1 to 25 based on their position in relation to the southwest corner of the block. GPS UTM coordinates were recorded employing the North American Datum 83 using a Trimble Catalyst GPS unit with a sub-precision RTK subscription that allowed for a stated accuracy of 1-2 centimetres.

A total of six test units were placed and excavated across the site at a 5 metre interval based on the datum points (Images 5 and 6). An additional two test units, amounting to more than 20% of the grid unit total, were placed within the areas of interest or high artifact concentration

Each unit was excavated by hand, into the first five centimetres of subsoil (Images 7 and 8). Depth varied from 27-35 centimetres. Each unit was examined for stratigraphy, cultural features, or evidence of fill, and all soil was screened through wire mesh of 6 millimetre width. As per Section 3.2.2 Standard 7 of the *Standards and Guidelines for Consultant Archaeologists*, one unit, amounting to 10% of the total number of units, was screened through wire mesh of three millimetre width. All artifacts were retained and recorded by the corresponding grid unit designation. The soil stratigraphy consisted of a silty brown loam topsoil horizon overlaying an orange loam subsoil.

The results of the Stage 3 archaeological assessment of AhGx-820 are presented in Map 3.



3.0 Record of Finds

Table 4 provides an inventory of the documentary record generated in the field.

Table 4: Information Inventory of Documentary Record

Document	Location	Description
Field Notes	Earthworks Office Project File	2 pages of notes
Photographs	Earthworks Office Project File	28 digital photographs,
Field Map	Earthworks Office Project File	2 pages
UTM Coordinates	Earthworks Office Digital File	4 Coordinates in excel file

The recovered artifacts were washed, catalogued, and analyzed and are currently stored in one banker's box, measuring 40.0 x 31.5 x 25 centimetres at the Earthworks Corporate Storage Unit. The artifacts and documents will be stored by Earthworks until arrangements can be made to transfer them to an MHSTCI approved storage facility.

The Parks Canada's *Database Artifact Inventory Guide* was used as a template during the cataloguing phase of artifact analysis and was modified accordingly. This guide classifies artifacts according to specific functional classes, subgroups, and types. Classes are intended to reflect related behaviour and general function-related activities. For example, Classes used include "Foodways" and include artifacts related to all aspects of food preparation, storage and consumption. Likewise, the "Architectural" class is a catch-all category for items such as brick, nails, window glass, etc. These Classes are further subdivided into Groups reflecting more specialized activities. The "Architectural" class, for example, includes groups such as construction materials, nails and window glass. Groups are then further refined into "Types", defined by attributes that are either functionally or temporally diagnostic, and so on. By classifying archaeological material in this manner, general trends can be discerned concerning on how an area was used in the past. Lithic analysis was modelled on established morphological classification systems (Andrefsky 2005; Fisher 1989), and lithic material types were identified through the use of a low-powered stereo microscope at 40 times magnification in conjunction with macroscopic analysis. A sample of artifacts recovered from the Stage 2 survey are presented in Images 9 and 10.



3.1 Terms of Reference

This section provides definitions of the artifact terms utilized in the site artifact catalogues and descriptions.

3.1.1 *Lithic Artifact Categories*

Informal Lithic Tool: Improved tools manufactured from expedient lithic material. Includes utilized flakes, wedges, flake burins, spurs, cores, non-diagnostic bifaces and unifaces etc.

Lithic Debitage: Represents the waste material that is discarded during the manufacture of lithic tools such as projectile points or bifaces, and can be divided into subcategories based on the lithic reduction stage:

Tertiary Flakes: representing a switch from decortication to biface thinning, these flakes are represented by small striking platforms at a 90 degree angle, with no cortex present and a large amount of dorsal scarring.

Biface thinning flakes are smaller and much thinner than initial tertiary flakes, the main difference being the acute angle of the striking platform, which can be between 40 and 60 degrees.

Flake Fragment: this is assigned to a piece of debitage that does not contain the proximal end of the flake and is missing the striking platform.

Shatter: usually consists of thick, blocky pieces of chert which lack striking platforms and ventral flake surface attributes.

3.1.2 *Lithic Material Types*

Ancaster chert: a moderate quality chert that outcrops from the Lockport Formation near Hamilton, with secondary deposits found as far east as Grimsby (Eley and von Bitter 1989).

Haldimand chert: a relatively high quality chert found within the Bois Blanc Formation which is located underneath the Onondaga Escarpment between Dunnville and Hagersville (Eley and von Bitter 1989; Fox 2009; Telford and Tarrant 1975).

Onondaga chert: a high quality chert that forms part of the Onondaga Formation, and outcrops along the north shore of Lake Erie and along the Onondaga Escarpment between Cayuga and Hagersville (Telford and Tarrant 1975). This material can also be recovered from secondary, glacial deposits across much of southwestern Ontario (Eley and von Bitter 1989; Fox 2009:361-362).



3.2 AhGx-819

The Stage 3 assessment of AhGx-819 resulted in the recovery of 216 Pre-Contact Indigenous artifacts and one faunal element from test unit excavations. Table 5 provides a summary of artifacts recovered

Table 5: Summary of Artifacts recovered from AhGx-819

Artifact Class	Artifact Group	Artifact Type	Lithic Material Type	Freq.	%	
Indigenous	Informal Lithic Tool	<i>Core</i>	Ancaster Chert	1	0.46	
		<i>Utilized Flake</i>	Onondaga Chert	1	0.46	
	Subtotal				2	0.92
	Lithic Debitage	<i>Tertiary Flake</i>	Ancaster Chert	18	8.29	
			Burnt Ancaster Chert	1	0.46	
		<i>Biface Thinning Flake</i>	Onondaga Chert	8	3.69	
			Ancaster Chert	6	2.76	
		<i>Shatter</i>	Ancaster Chert	1	0.46	
		<i>Flake Fragment</i>	Onondaga Chert	14	6.45	
			Burnt Onondaga Chert	2	0.92	
			Ancaster Chert	162	74.65	
	Burnt Ancaster Chert		1	0.46		
		Haldimand Chert	1	0.46		
	Subtotal				214	98.62
TOTAL				221	101.84	
Faunal	Bone	<i>Mammalian, Long Bone Fragment</i>		1	0.46	
TOTAL				1	0.46	
GRAND TOTAL				217	100.00	

3.3 AhGx-820

The Stage 3 assessment of AhGx-820 resulted in the recovery of 23 Pre-Contact Indigenous artifacts. Table 6 provides a summary of artifacts recovered

Table 6: Summary of Artifacts recovered from AhGx-820

Artifact Class	Artifact Group	Artifact Type	Lithic Material Type	Freq.	%
Indigenous	Lithic Debitage	<i>Tertiary Flake</i>	Ancaster Chert	2	8.70
		<i>Biface Thinning Flake</i>	Onondaga Chert	1	4.35
		<i>Flake Fragment</i>	Onondaga Chert	2	8.70
	Ancaster Chert		18	78.26	
Subtotal				23	100.00
TOTAL				23	100.00



3.4 Artifact Catalogues

Table 7: AhGx-819 Stage 3 Artifact Catalogue

Cat. #	Easting	Northing	Sub-unit	Context (TS/SS/LOT)	Depth (cm)	Artifact Class	Artifact Group	Artifact Type	Lithic Material Type	Freq.	Comment
1	315	495	1	1	0-30	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	8	
2	315	495	1	1	0-18	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	2	
3	325	500	1	1	0-18	Indigenous	Lithic Debitage	Biface Thinning Flake	Ancaster Chert	1	
4	325	500	1	1	0-18	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	9	
5	325	500	1	1	0-18	Indigenous	Lithic Debitage	Biface Thinning Flake	Onondaga Chert	2	
6	320	510	1	1	0-22	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	3	
7	320	510	1	1	0-22	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
8	300	500	1	1	0-15	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	
9	300	500	1	1	0-15	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
10	310	510	1	1	0-18	Indigenous	Lithic Debitage	Biface Thinning Flake	Ancaster Chert	1	
11	310	510	1	1	0-18	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	
12	310	510	1	1	0-18	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
13	315	490	1	1	0-23	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	12	
14	315	490	1	1	0-23	Indigenous	Lithic Debitage	Tertiary Flake	Burnt Ancaster Chert	1	
15	320	495	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	10	
16	320	495	1	1	0-25	Indigenous	Lithic Debitage	Biface Thinning Flake	Ancaster Chert	1	
17	320	495	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Burnt Onondaga Chert	1	
18	320	495	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	2	
19	330	500	1	1	0-24	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	3	
20	330	500	1	1	0-24	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
21	330	500	1	1	0-24	Indigenous	Lithic Debitage	Biface Thinning Flake	Onondaga Chert	2	
22	325	505	1	1	0-23	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	
23	320	490	1	1	0-21	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	



Cat. #	Easting	Northing	Sub-unit	Context (TS/SS/LOT)	Depth (cm)	Artifact Class	Artifact Group	Artifact Type	Lithic Material Type	Freq.	Comment
24	320	490	1	1	0-21	Indigenous	Informal Lithic Tool	Core	Ancaster Chert	1	exhausted
25	320	490	1	1	0-21	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	3	
26	320	490	1	1	0-21	Indigenous	Informal Lithic Tool	Utilized Flake	Onondaga Chert	1	
27	320	490	1	1	0-21	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
28	310	480	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	5	
29	310	480	1	1	0-25	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	2	
30	310	480	1	1	0-25	Indigenous	Lithic Debitage	Shatter	Ancaster Chert	1	
31	320	500	1	1	0-20	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	4	
32	320	500	1	1	0-20	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	5	
33	320	500	1	1	0-20	Indigenous	Lithic Debitage	Biface Thinning Flake	Onondaga Chert	1	
34	320	500	1	1	0-20	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
35	300	510	1	1	0-18	Indigenous	Lithic Debitage	Biface Thinning Flake	Ancaster Chert	1	
36	300	510	1	1	0-18	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
37	300	510	1	1	0-18	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	5	
38	310	490	1	1	0-43	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	4	
39	310	490	1	1	0-43	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
40	310	490	1	1	0-43	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	4	
41	315	485	1	1	0-23	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	
42	315	485	1	1	0-23	Indigenous	Lithic Debitage	Flake Fragment	Haldimand Chert	1	
43	300	490	1	1	0-22	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
44	330	480	1	1	0-19	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	4	
45	330	480	1	1	0-19	Indigenous	Lithic Debitage	Biface Thinning Flake	Ancaster Chert	1	
46	330	480	1	1	0-19	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
47	330	480	1	1	0-19	Indigenous	Lithic Debitage	Biface Thinning Flake	Onondaga Chert	1	



Cat. #	Easting	Northing	Sub-unit	Context (TS/SS/LOT)	Depth (cm)	Artifact Class	Artifact Group	Artifact Type	Lithic Material Type	Freq.	Comment
48	320	480	1	1	0-30	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	
49	320	505	1	1	0-18	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	18	
50	330	510	1	1	0-25	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
51	330	510	1	1	0-25	Indigenous	Lithic Debitage	Biface Thinning Flake	Ancaster Chert	1	
52	330	510	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Burnt Onondaga Chert	1	
53	330	510	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	5	
54	325	495	1	1	0-23	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	2	
55	325	495	1	1	0-23	Indigenous	Lithic Debitage	Biface Thinning Flake	Onondaga Chert	2	
56	325	495	1	1	0-23	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	2	
57	325	495	1	1	0-23	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	18	
58	325	495	1	1	0-23	Faunal	Bone	Mammalian, Long Bone Fragment		1	extremely weathered
59	330	490	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	2	
60	325	490	1	1	0-17	Indigenous	Lithic Debitage	Flake Fragment	Burnt Ancaster Chert	1	
61	325	490	1	1	0-17	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	3	
62	325	490	1	1	0-17	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	10	
63	310	500	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	1	
64	310	500	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	



Table 8: AhGh-820 Stage 3 Artifact Catalogue

Cat. #	Easting	Northing	Sub-unit	Context (TS/SS/LOT)	Depth (cm)	Artifact Class	Artifact Group	Artifact Type	Lithic Material Type	Freq.	Comment
1	300	500	13	1	0-24	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
2	300	500	13	1	0-24	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	3	
3	300	500	13	1	0-24	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
4	305	505	1	1	0-30	Indigenous	Lithic Debitage	Flake Fragment	Onondaga Chert	1	
5	305	505	1	1	0-30	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	1	
6	305	500	13	1	0-29	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	6	
7	310	500	1	1	0-22	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	1	
8	310	500	1	1	0-22	Indigenous	Lithic Debitage	Tertiary Flake	Ancaster Chert	1	
9	310	505	1	1	0-25	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	1	
10	310	505	1	1	0-25	Indigenous	Lithic Debitage	Biface Thinning Flake	Onondaga Chert	1	
11	300	500	1	1	0-24	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	5	
12	305	500	1	1	0-30	Indigenous	Lithic Debitage	Flake Fragment	Ancaster Chert	1	



4.0 Analysis and Conclusions

4.1 AhGx-819

AhGx-819 consists of a diffuse scatter of lithic tools and debitage and indicates the presence of a small Middle Archaic campsite dating to between 7000 and 6500 B.P., based on the recovery of a Kirk Stemmed projectile point during the Stage 2 assessment of the study area (Ellis et al. 1990:81). Similar small campsites dating to the Middle Archaic have been identified on neighbouring properties, indicating a repeated occupation and use of the surrounding landscape (Earthworks 2016, 2017). The presence of informal lithic tools lithic debitage suggests a diverse array of activities took place at the site, including resource processing lithic reduction and lithic retouch activities. Additionally, the recovery of Ancaster, Onondaga, and Haldimand cherts indicates a relatively local occupation with a limited range of mobility and resource exploitation. Based on the recovered Pre-Contact Indigenous archaeological material, it is determined that AhGx-819 contains further cultural heritage value or interest. As a result, a Stage 4 archaeological mitigation is required.

4.2 AhGx-820

The Stage 3 archaeological assessment of AhGx-820 resulted in the recovery of lithic debitage associated with a potential campsite dating to the Early Archaic period circa 8900-8000 B.P. based on the recovery of a Bifurcate projectile point during the Stage 2 assessment of the study area (Ellis et al. 1990:78; Justice 1995:91). A similar projectile point was recovered during excavations at Ripani 2 (AhHa-250) on a neighbouring property, indicating the region was extensively utilized by early Indigenous inhabitants. The presence of lithic debitage suggests a diverse array of activities took place at the site, including lithic reduction and lithic retouch activities. Consultation of Section 3.4 of the *Standards and Guidelines for Consultant Archaeologists* indicates that AhGx-820 does not meet the criteria for additional cultural heritage value or interest, and no additional archaeological assessments are required.



5.0 Recommendations

Based on the results of the Stage 3 archaeological assessment, the study area contains an archaeological site that has further cultural heritage value and interest. Therefore, a Stage 4 site specific archaeological mitigation is recommended AhGx-819.

The preferred method of Stage 4 mitigation is through avoidance and protection. Discussions with the proponent determined that the area is not integral to development and can be avoided. As a result, Stage 4 mitigation by avoidance and protection for AhGx-819 is recommended.

The protected area will consist of the site location and an associated 10 metre buffer. If grading or other soil disturbing activities caused by the development project extent to the edge of the area to be avoided, the proponent must erect a temporary barrier around the area to be avoided, and “no go” instructions will be issued to all on-site construction crews, engineers, architects or others involved in the day-to-day decisions during construction. The location of the area to be avoided will be shown on all contract drawings, and will include explicit instructions to avoid that area.

During grading and other soil disturbing activities, the area to be avoided must be inspected and monitored by a licensed archaeologist to verify the effectiveness of the avoidance strategies. If alteration of the archaeological site is observed at any time during construction, the Ministry of Heritage, Sport, Tourism and Culture Industries must be notified immediately.

After completion of the grading and other soil disturbing activities, the protected area must be inspected, and a report will be required to be submitted to the Ministry on the effectiveness of the strategy in ensuring the area to be avoided remains intact.

No additional archaeological assessments are recommended for AhGx-820.

The MHSTCI is requested to review this report and provide a letter indicating their satisfaction that the fieldwork and reporting for this archaeological assessment are consistent with the Ministry’s 2011 *Standards and Guidelines for Consultant Archaeologists* and the terms and conditions for archaeological licences, and to enter this report into the Ontario Public Register of Archaeological Reports.



6.0 Advice on Compliance with Legislation

This report is submitted to the Ministry of Heritage Sport Tourism and Culture Industries as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Heritage Sport Tourism and Culture Industries, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.

It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the *Ontario Heritage Act*.

Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48(1) of the *Ontario Heritage Act*.

The *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 (when proclaimed in force) require that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48 (1) of the *Ontario Heritage Act* and may not be altered, or have artifacts removed from them, except by a person holding an archaeological licence.



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8.0 Images



Image 1: AhGx-819 Stage 3 Test Unit Excavation in Progress. Facing Southeast.



Image 2: AhGx-819 Stage 3 Test Unit Excavation in Progress. Facing Southeast.





Image 3: AhGx-819 Stage 3 Test Unit Stratigraphy. Facing Grid North.



Image 4: AhGx-819 Stage 3 Test Unit Stratigraphy. Facing Grid East.





Image 5: AhGx-820 Stage 3 Test Unit Excavation in Progress. Facing Southwest.



Image 6: AhGx-820 Stage 3 Test Unit Excavation in Progress. Facing Northwest.





Image 7: AhGx-820 Stage 3 Test Unit Stratigraphy. Facing Grid West.

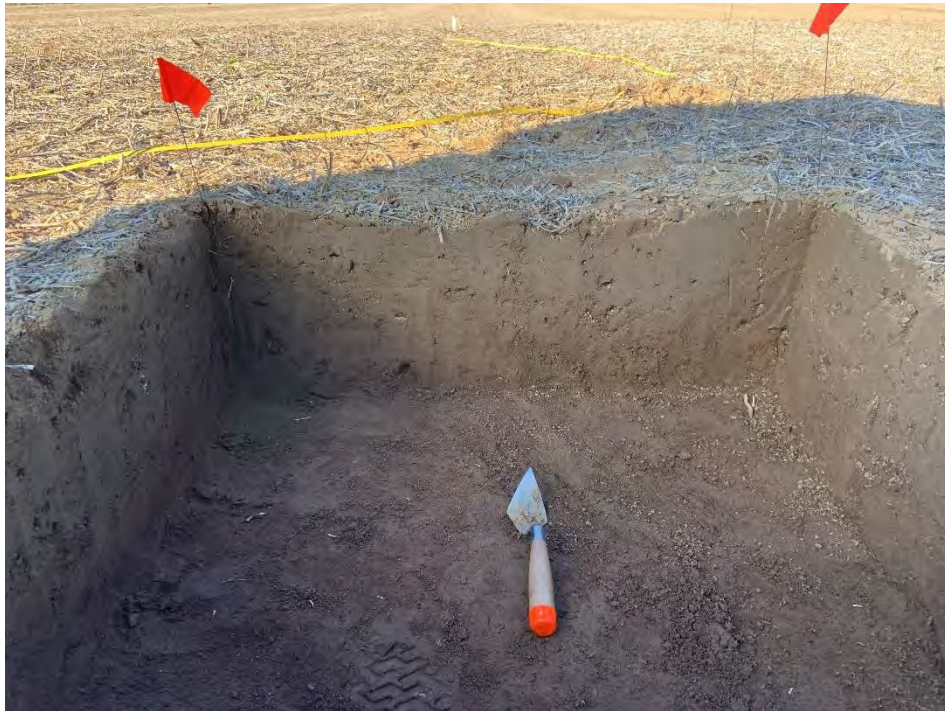


Image 8 AhGx-820 Stage 3 Test Unit Stratigraphy. Facing Grid North.





Image 9: Sample of Artifacts recovered from AhGx-819.

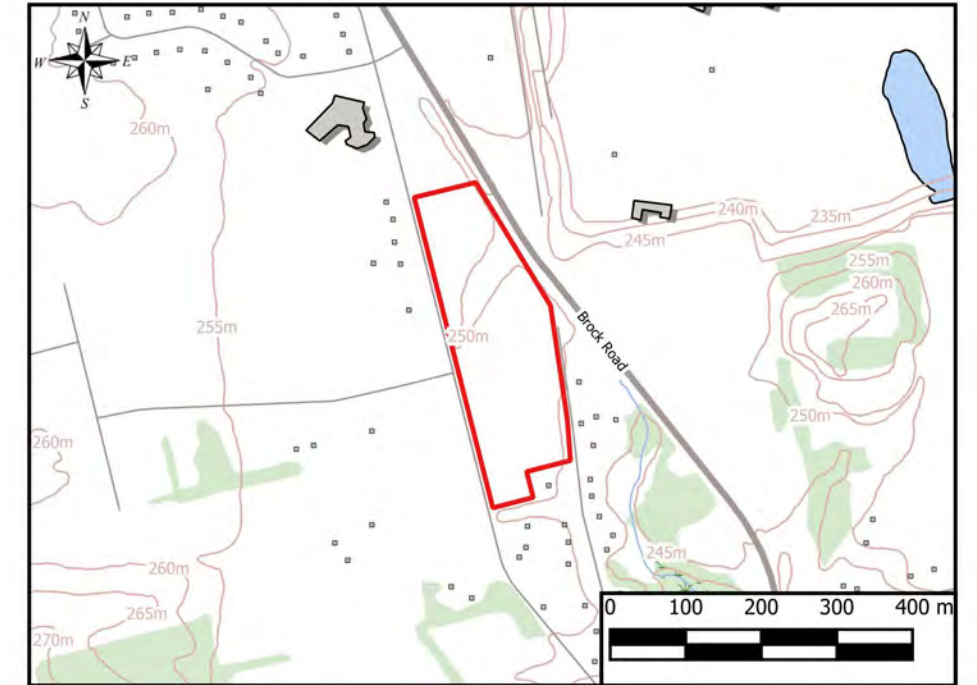
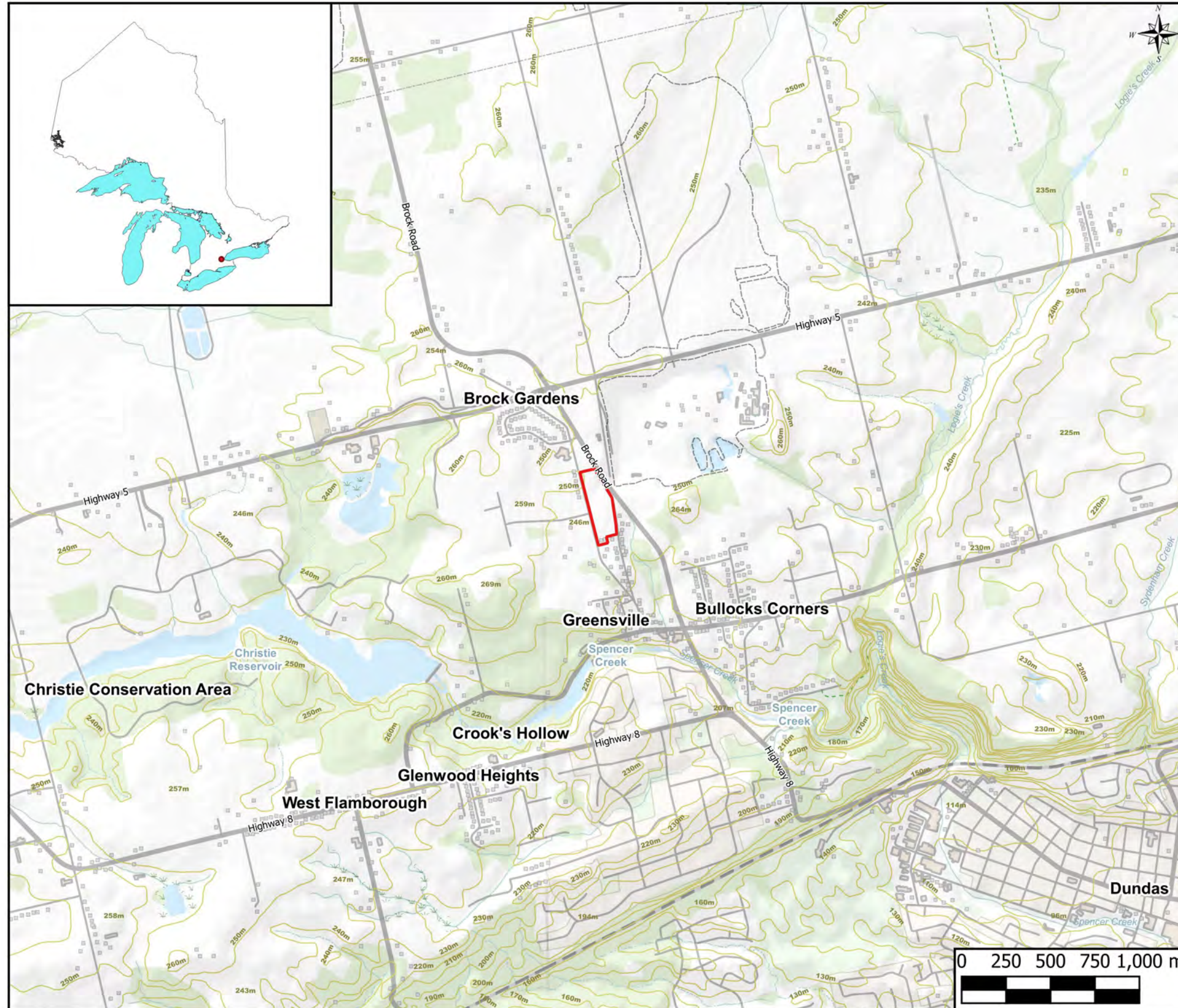


Image 10: Sample of Artifacts recovered from AhGx-820.



9.0 Maps



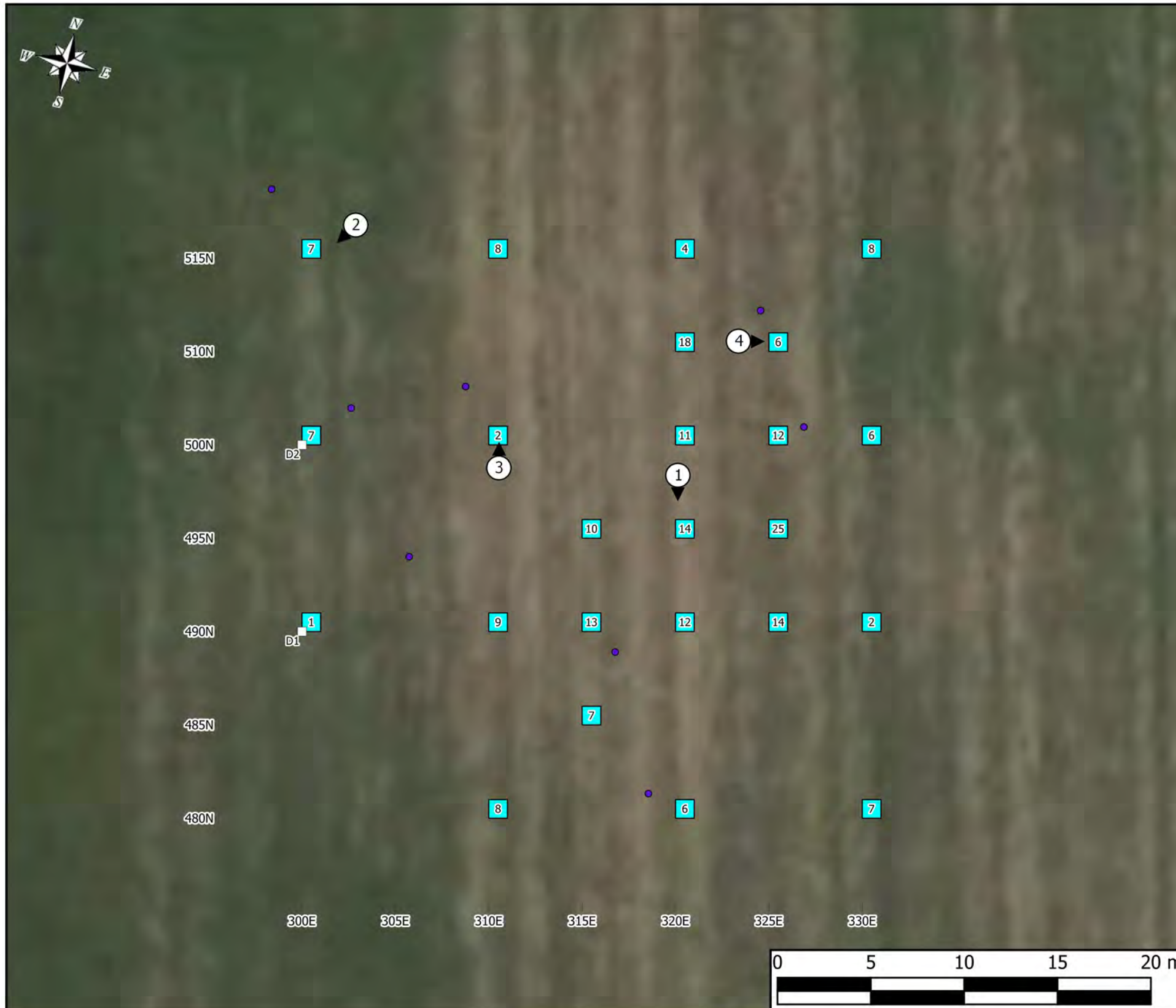


Legend

 Study Area

Reference:
Canvec Data. Scale 1:50000
Ontario Basic Mapping. Scale 1:10000
Esri Basemap

Map 1: Regional Map

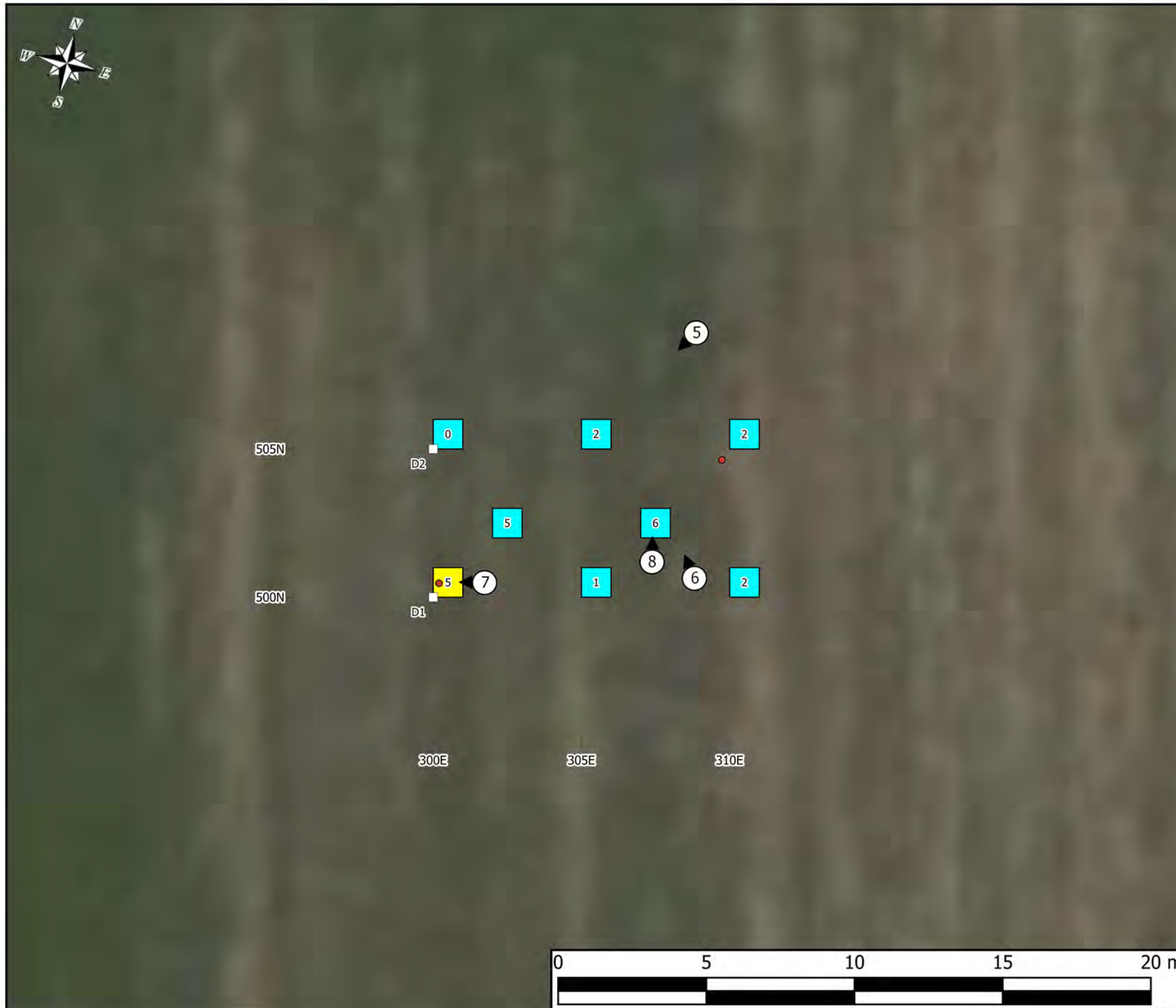


Legend

- Grid Datums
- Stage 3 Test Unit
- Stage 2 Surface Artifact
- ⊙ # Photo Location and Direction

Reference:
Esri Basemap

**Map 2: AhGx-819
Stage 3 Assessment
Results**



Legend

- Grid Datums
- Stage 2 Surface Artifact
- Stage 3 Test Unit
- Stage 3 Test Unit - 3 millimetre Mesh Screening
- Ⓢ Photo Location and Direction

Reference:
Esri Basemap

**Map 3: AhGx-820
Stage 3 Assessment
Results**



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 A MINOR VARIANCE

FOR OFFICE USE ONLY.	
APPLICATION NO. _____	DATE APPLICATION RECEIVED _____
PAID _____	DATE APPLICATION DEEMED COMPLETE _____
SECRETARY'S SIGNATURE _____	

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1, 2	NAME	MAILING ADDRESS	
Registered Owners(s)	Tracy Kowalchuk		
Applicant(s)*	Urban in Mind c/o Terrance Glover		
Agent or Solicitor			Phone:
			E-mail:

Note: Unless otherwise requested all communications will be sent to the agent, if any.

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

4. Nature and extent of relief applied for:

Reduction to minimum lot area and an increase to maximum lot coverage.

Second Dwelling Unit Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?

The current zoning will not facilitate the proposed development.

6. Legal description and Address of subject lands (registered plan number and lot number or other legal description and where applicable, **street and street number**):

394 Old Brock Road, Flamborough
Lot 9 Concession 2

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial

Agricultural Vacant

Other _____

- 8.1 If Industrial or Commercial, specify use _____
- 8.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?
Yes No Unknown
- 8.3 Has a gas station been located on the subject land or adjacent lands at any time?
Yes No Unknown
- 8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
Yes No Unknown
- 8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
Yes No Unknown
- 8.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?
Yes No Unknown
- 8.7 Have the lands or adjacent lands ever been used as a weapon firing range?
Yes No Unknown
- 8.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?
Yes No Unknown
- 8.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?
Yes No Unknown

8.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes No Unknown

8.11 What information did you use to determine the answers to 8.1 to 8.10 above?

Based on historic aerial images of the site and discussions with property owner.

8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes No

9. ACKNOWLEDGEMENT CLAUSE

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

June 8th, 2022
Date

Tracy Kowalchuk
Signature Property Owner(s)
Tracy Kowalchuk
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	<u>423.5 m</u>
Depth	<u>N/A</u>
Area	<u>48,710.45 sq.m (without proposed road widenings)</u>
Width of street	<u>15.24 m (current)</u>

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing:

Single detached dwelling (no changes requested)

Proposed

Proposed severance which will result in the creation of two lots (one severed and one retained).

12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)

Existing:

Single detached dwelling is located on the retained lot and will not be changed or impacted.

Proposed:

The severed lot will eventually be used for rural residential purposes (i.e., single-detached dwelling).

13. Date of acquisition of subject lands:

14. Date of construction of all buildings and structures on subject lands:

15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Single-detached dwelling

16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):

17. Length of time the existing uses of the subject property have continued:

18. Municipal services available: (check the appropriate space or spaces)

Water Private _____ Connected _____

Sanitary Sewer Private _____ Connected _____

Storm Sewers Private _____

19. Present Official Plan/Secondary Plan provisions applying to the land:

Hamlets (Rural Settlement Area), Greensville Secondary Plan

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:

R2-14-H

21. Has the owner previously applied for relief in respect of the subject property? (Zoning By-law Amendment or Minor Variance)

Yes No

If yes, please provide the file number:

21.1 If a site-specific zoning by-law amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?

Yes No

21.2 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being "received" for processing.

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes No

23. Additional Information (please include separate sheet if needed)

See Planning Justification Report.

24. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.



Hamilton

FL/A-22:248 – 394 Old Brock Road, Flamborough

Recommendation:

Development Planning – Approve Variance 1, Deny Variance 2

Proposed Conditions:

Proposed Notes:



Hamilton

Development Planning:

Background

	Frontage	Depth	Area
SEVERED LANDS:	79.5 m±	Varies m±	7,415.57 m ² ±
RETAINED LANDS:	344.0 m±	Varies m±	39,400.0 m ² ±

To permit the conveyance of a parcel of land to create a new residential building lot and to retain a parcel of land containing a single detached dwelling, to remain. Staff note that Minor Variance application FL/A-22:248 is a concurrent application to facilitate the proposed severance.

Staff note that a Holding 'H' Provision is in place on the subject lands and a Zoning By-law Amendment (Holding Removal) application will be required to lift this Holding 'H' Provision.

Analysis

Greenbelt Plan

The subject lands are designated as "Hamlet" on Appendix II of the Greenbelt Plan. Section 3.4.4.1 of the Greenbelt Plan permits limited growth through infill and intensification of Hamlets subject to appropriate water and sewage services.

Rural Hamilton Official Plan

The subject lands are designated as "Rural Settlement Area" in Schedule – D Rural Land Use Designations of the Rural Hamilton Official Plan. Policies C.3.4.4, C.5.1, D.5.1, F.1.14.2.1 and F.1.14.2.4, amongst others, are applicable and permit the proposed single detached dwelling. The subject lands are also located within the Greensville Rural Settlement Area and are subject to the policies of the Rural Settlement Area.

Development Planning staff defer to Cultural Heritage Planning staff regarding the conformity of the proposal to the Cultural Heritage and Archaeology policies of the Rural Hamilton Official Plan. Development Planning staff defer to Source Protection Planning staff regarding the conformity of the proposal to the private servicing policies of the Rural Hamilton Official Plan.

Policy F.1.14.2.1 a) i) permits severances for residential uses within a Rural Settlement Area and F.1.14.2.1 c) provides general criteria for the creation of new lots:



Hamilton

“F.1.14.2.1 c) All proposed severances that create a new lot shall:

- vi. comply with the policies of this Plan including a rural settlement area plan where one exists;
- vii. be compatible with and not hinder surrounding agricultural operations
- viii. conform to the Zoning By-law;
- ix. only be permitted when both severed and retained lots have frontage on a public road; and,
- x. meet the requirements of Section C.5.1, Private Water and Wastewater Services.”

Policy F.1.14.2.4 reads as follows:

“F.1.14.2.4 Within designated Rural Settlement Areas all proposed severances that create a new lot and proposed lot additions shall:

- g) comply with the policies of this Plan including a rural settlement area plan where one exists;
- h) be compatible with and not hinder surrounding agricultural operations;
- i) conform to the Zoning By-law;
- j) be permitted only when both severed and retained lots have frontage on a public road;
- k) meet Minimum Distance Separation requirements; and,
- l) meet the requirements of Section C.5.1, Private Water and Wastewater services, except as permitted in F.1.14.2.7 d) (OPA 18)”

Staff note that the proposed severed lot is to have a frontage of 79.5 metres and have an area of 7,415.57 square metres. The proposed retained lot is to have a frontage of 344 metres and an area of 39,400 square metres. The Zoning By-law requires a minimum lot width of 35 metres and a minimum area of 8,000 square metres. The proposed severed lot exceeds the frontage requirement, however,



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does not meet the minimum lot area requirement. The proposed retained lot exceeds these requirements. Both the severed and retained lots would have frontage on Old Brock Road.

Staff further note that Minor Variance application FL/A-22:248 was submitted to address the minimum lot area of the proposed severed lot and to permit a maximum lot coverage of 20%.

Greenville Rural Settlement Area

The subject lands are designated “Settlement Residential” on Map 8a – Greenville Rural Settlement Area Plan. The subject lands are further identified as “Major Development Area A” on Map 8b – Greenville Major Development Areas. Policies 3.5.5.3, 3.5.5.6, 3.5.5.7 and 3.5.13, amongst others, apply and permit the proposed single detached dwelling.

Staff note that Policy 3.5.5.3 states that the predominant form of residential development shall continue to be single detached dwellings. Policy 3.5.5.4 permits infill development by the consent process where it is clear that a Plan of Subdivision is not necessary. Policy 3.5.5.7 requires new residential development to be compatible with the existing residential character of the area, with respect to the scale, massing and height of existing residential uses.

With respect to Variance 2, the applicant is requesting 20% lot coverage for the severed lands as the final proposed built form is not yet decided. Staff have insufficient information to carry out a fulsome review of a potential built form resulting from the requested 20% lot coverage and how it relates to the existing residential character and built form of the area. Therefore, staff are of the opinion that Variance 2 does not meet the intent of Policy 3.5.5.7 regarding.

Staff further note that Policy 3.5.13 provides criteria, in addition to Policy C.5.1 of Volume 1, regarding private servicing requirements for development within the Greenville Rural Settlement Area. Staff defer to Source Protection Planning staff regarding the proposal’s conformity to these policies.

Archaeology

The subject property meets three (3) of the ten criteria used by the City of Hamilton and Ministry of Heritage, Sport, Tourism and Culture Industries for determining archaeological potential:

- 1) In an area of sandy soil in areas of clay or stone;
- 2) Within 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody; and
- 3) Along historic transportation routes.



Hamilton

These criteria define the property as having archaeological potential. Accordingly, Section 2 (d) of the *Planning Act* and Section 2.6.2 of the Provincial Policy Statement apply to the subject application.

A Stage 3 archaeological report (P1037-0085-0091-2021) has been submitted to the City of Hamilton and the Ministry of Citizenship and Multiculturalism. The Stage 3 report requires mitigation measures for registered archaeological site AhGx-819, including protective buffers, temporary hoarding and “no-go” instructions for any crews on site conducting work on the proposed lands to be severed for development. Further Stage 4 mitigation is required for site AhGx-819, which is located on the lands to be reattained which are not proposed for development at this time. The report has yet to be signed off by the Ministry for compliance with licensing requirements.

Cultural Heritage

No comments.

Former Town of Flamborough Zoning By-law No. 90-145

The subject lands are zoned Settlement Residential (R2-14-H) Zone, Modified, Holding, in Former Town of Flamborough Zoning By-law No. 90-145. The proposed severed lot is to have a frontage of 79.5 metres and have an area of 7,415.57 square metres. The proposed retained lot is to have a frontage of 344 metres and an area of 39,400 square metres. The Zoning By-law requires a minimum lot width of 35 metres and a minimum area of 8,000 square metres. The proposed severed lot exceeds the frontage requirement but does not meet the minimum lot area requirement. The proposed retained lot exceeds these requirements. Both the severed and retained lots would have frontage on Old Brock Road.

Staff note Minor Variance application FL/A-22:248 was submitted to address the minimum lot area of the proposed severed lot and to permit a maximum lot coverage of 20%. Staff further note that while the proposed single detached dwelling is a permitted use, development is prohibited until the Holding ‘H’ provision in place on the subject lands is lifted.

Holding ‘H’ Provision

Both the proposed severed and retained lands are subject to a Holding ‘H’ Provision. Staff note that while Zoning By-law No. 90-145 does not establish specific criteria that must be met before the Holding may be removed, Development Planning staff have interpreted that it may be lifted once an applicant demonstrates that ‘orderly development’ is achieved. This would include demonstrating adequate private services, access and clearance of any archaeological requirements. Should this



Hamilton

Consent to Sever Application be approved, staff recommend a condition be added that the applicant must lift the Holding 'H' Provision for the severed portion only.

Based upon review of the above policies and the materials provided in support of this severance application, staff are of the opinion that the proposed severance meets the intent of the Urban Hamilton Official Plan. **Provided approval from Cultural Heritage Planning and Source Protection Planning staff, Development Planning staff recommend the proposed severance be approved, subject to the recommended conditions.**

Variances 1

1. A minimum lot area of 7,415.57 square metres shall be provided for the portion of the lands to be conveyed instead of the minimum required lot area of 8,000 square metres.

The intent of this zoning provision is to ensure that new residential development is compatible in scale and character with existing residential development and that new residential lots are of a sufficient size to sustainably support a private well and septic system. As noted above, Development Planning staff defer to Source Protection Planning staff's comments regarding private servicing.

Staff note that the sizes of existing residential lots along Old Brock Road vary widely in lot area, with some being as small as approximately 1400 square metres and as some as large as approximately 8000 square metres. There are some lots similar in size to the proposed severed lot, at approximately 7,400 square metres in area. Staff are of the opinion that the proposed severed lot is compatible in scale with existing residential lots and is in keeping with the character of the area.

Development Planning staff are of the opinion that, provided Variance 1 receives support from Source Protection Planning staff, the requested variance maintains the intent of the Rural Hamilton Official Plan and Zoning By-law, is desirable for the appropriate development of the lands and is minor in nature.

Variance 2

2. A maximum of 20% lot coverage shall be provided for the portion of the lands to be conveyed instead of the required 10% lot coverage.

The intent of this zoning provision is to prevent the overdevelopment of lots, to maintain a consistent built form and residential character in the area and to ensure sufficient permeable surface is provided to maintain drainage and stormwater infiltration. Development Planning staff defer to Development Engineering staff regarding drainage and stormwater management concerns.

STAFF COMMENTS**HEARING DATE: September 24, 2024**

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Staff note that the requested 20% lot coverage would apply as a maximum aggregate limit for all structures or buildings on the property. Staff further note that the proposed lot coverage for the severed lands is 13.2%, but the proposed buildings are conceptual. The applicant is requesting 20% lot coverage for the severed lands as the final proposed built form is not yet decided. Staff have insufficient information to carry out a fulsome review of a potential built form resulting from the requested 20% lot coverage and how it relates to the existing residential character and built form of the area. Therefore, staff are unable to support Variance 2 at this time as staff are concerned that the variance does not maintain the intent of the Rural Hamilton Official Plan and Zoning By-law, is not desirable for the appropriate development of the land and is not minor in nature.

Staff are of the opinion that Variance 1 meets the four tests of a minor variance whereas Variance 2 does not. **Staff recommend approval of Variance 1 and denial of Variance 2.**

Zoning:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	<p>1. Please note this application is to be heard in conjunction with Severance Application FL/B-22:72.</p> <p>2. Insufficient information has been provided to determine parking space size and location within proposed Single Detached Dwelling. Should the parking indicated on the site plan, within the building envelope as indicated by the applicant, not meet the requirements of Flamborough Zoning By-Law 90-145z, additional variances may be required.</p> <p>3. Please note this property is located within a holding zone. Under section 4.5 of Flamborough Zoning By-Law 90-145z, where the zone symbol on Schedules A-1 to A-48 inclusive has the suffix (H), no lot shall be used or no building or structure shall be erected, located or used therein except for the following purposes until the suffix (H) has been removed from the zone symbol by a by-law passed pursuant to Sections 34 and 35(4) of the Planning Act, R.S.O. 1983, Chapter 1. As such, regarding the proposed Single Detached Dwelling, no development shall occur until the requirements have been met to remove the holding provision from the lands.</p>
Notes:	

Development Engineering:

Recommendation:	No Comments.
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STAFF COMMENTS**HEARING DATE: September 24, 2024**

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Proposed Conditions:	
Comments:	
Notes:	

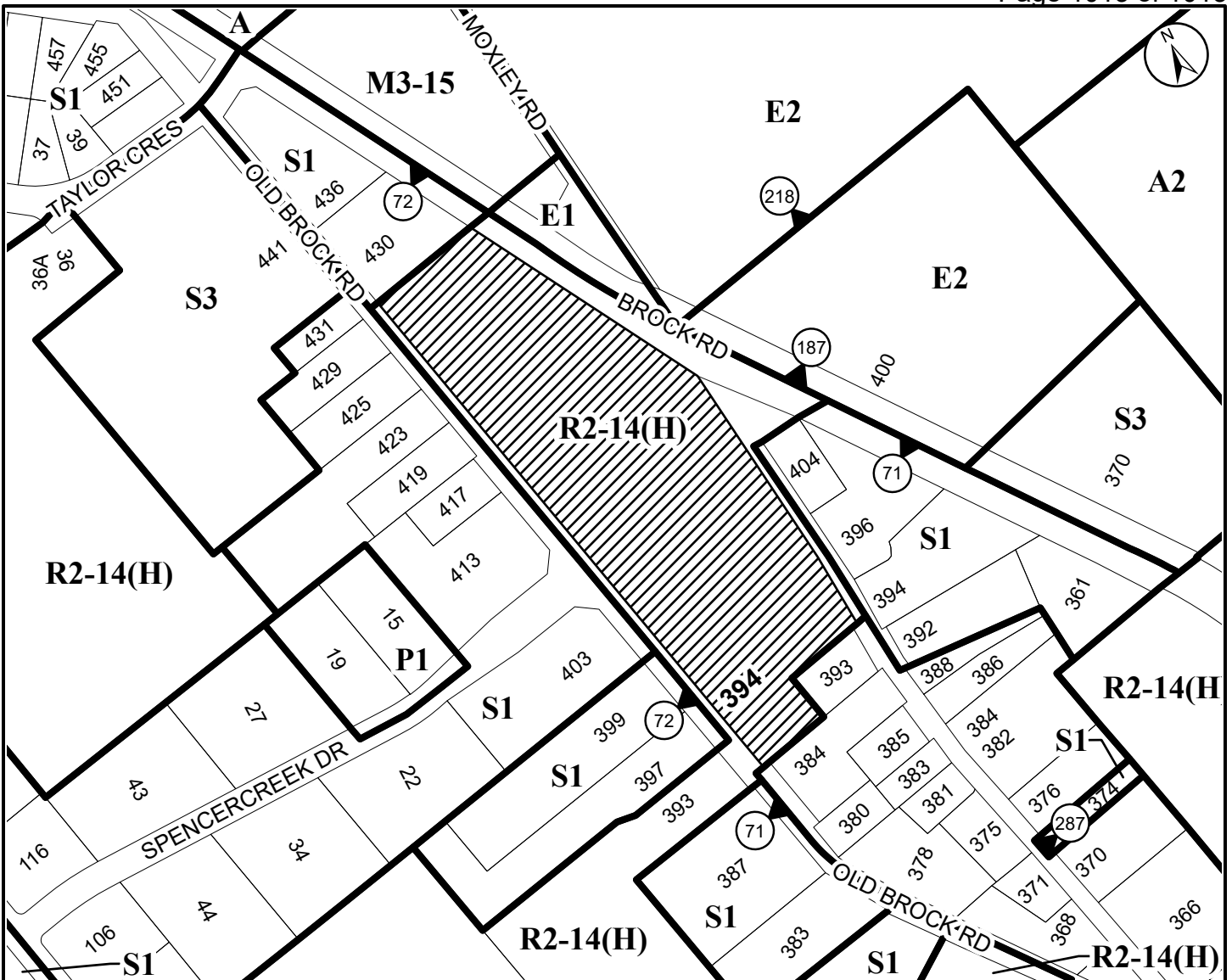
Building Engineering:

Recommendation:	Comments Only
Proposed Conditions:	
Comments:	
Notes:	<p>A building permit is required for the construction of the proposed single detached dwelling.</p> <p>Be advised that Ontario Building Code regulations may require specific setback and construction types.</p>

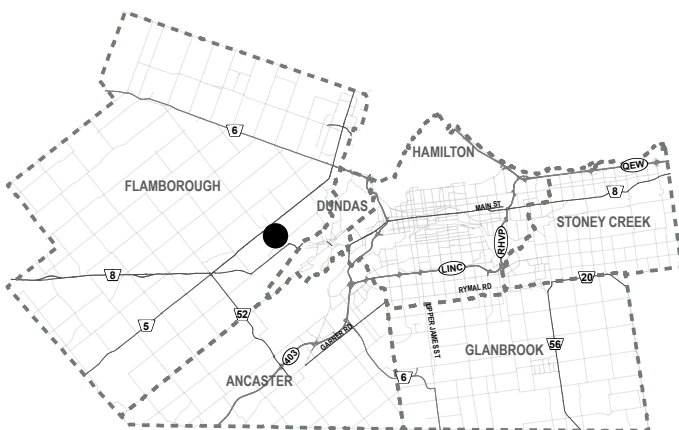
Transportation Planning:

Recommendation:	Approve
Proposed Conditions:	
Comments:	
Notes:	

Please Note: Public comment will be posted separately, if applicable.



● Site Location



City of Hamilton

Committee of Adjustments

Subject Property



394 Old Brock Road, Flamborough
(Ward 13)

File Name/Number:

FL/A-22:248

Date:

September 13, 2024

Technician:

SH

Scale:

N.T.S.

Appendix "A"



Hamilton