



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202
E-mail: morgan.evans@hamilton.ca or jamila.sheffield@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-20:23

SUBJECT PROPERTY: 50-52 Loconder Dr., Hamilton

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
-

APPLICANT(S): Owner 1955098 Ontario Inc. c/o R. Fawaz

PURPOSE OF APPLICATION: To permit the conveyance of a parcel of land containing a semi-detached dwelling and to retain a parcel of land containing a semi-detached dwelling.

Severed lands:

12m[±] x 13.49m[±] and an area of 161m² per ha[±]

Retained lands:

12m[±] x 13.45m[±] and an area of 161m² per ha[±]

The Committee of Adjustment will hear this application on:

DATE: Thursday, July 16th , 2020

TIME: 1:35 p.m.

PLACE: Via video link or call in (see attached sheet for details)
To be streamed at
www.hamilton.ca/committeeofadjustment
for viewing purposes only

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, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

Important note: If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written or oral submission

to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.

MORE INFORMATION

For more information on this application, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: June 30th, 2020

Original Signed

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.

50-52

LOCONDER DRIVE

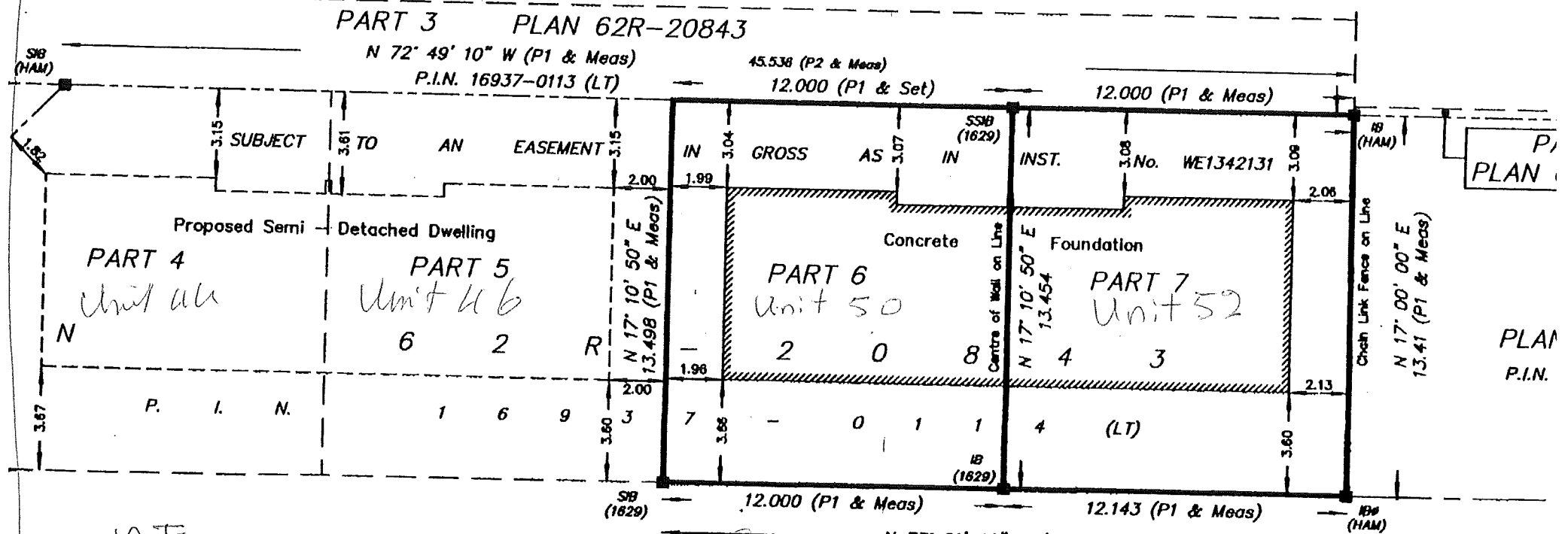
(ESTABLISHED BY BY-LAW No. 83-246, REGISTERED AS INST. No. 258514CD, P.I.N.

PART 3
PLAN 62R-6257

PLAN

Uppergate Ave-

Loconder Drive



Am/B 20.23
SKETCH

Unit 50 is the Retained Land
and Unit 52 for Servitude



Hamilton

Planning and Economic Development Department
Planning Division

RECEIVED
MAY 10 2020
COM. OF ADJUSTMENT

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

Phone (905) 546-2424, ext. 4221
Fax (905) 546-4202

APPLICATION FOR CONSENT TO SEVER LAND
UNDER SECTION 53 OF THE PLANNING ACT

Office Use Only

| | | | |
|---|-----------------------------------|-------------------------------|-----------|
| Date Application Received: Mar. 4 2020 | Date Application Deemed Complete: | Submission No.: Hm/B-20-23 | File No.: |
|---|-----------------------------------|-------------------------------|-----------|

1 APPLICANT INFORMATION

| 1.1, 1.2 | NAME | ADDRESS | PHONE/FAX |
|----------------------|----------------------|---------|-----------|
| Registered Owners(s) | 1955098 Ontario Inc. | | |
| Applicant(s)* | Raef Fawaz | | |
| Agent or Solicitor | | | |

* Owner's authorisation required if the applicant is not the owner.

1.3 All correspondence should be sent to ☒ Owner ☒ Applicant ☐ Agent/Solicitor

2 LOCATION OF SUBJECT LAND Complete the applicable lines

| | | | |
|---|--------|--------------------|---------------------|
| 2.1 Area Municipality Hamilton | Lot | Concession | Former Township |
| Registered Plan N°. | Lot(s) | Reference Plan N°. | Part(s) |
| Municipal Address 50-52 Loconder Drive | | | 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
☐ addition to a lot
☐ an easement

Other: ☐ a charge
☐ a lease
☐ a correction of title

b) Rural Area / Rural Settlement Area Transfer (Section 10 must be completed):

- ☐ creation of a new lot
☐ creation of a new non-farm parcel
 (i.e. a lot containing a surplus farm dwelling
 resulting from a farm consolidation)
☐ addition to a lot

- Other: ☐ a charge
☐ a lease
☐ a correction of title
☐ an easement

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

1955098 ONTARIO INC

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**:

| Frontage (m) | Depth (m) | Area (m ² or ha) |
|-----------------|--------------------|-----------------------------|
| <u>12 Meter</u> | <u>13.49 Meter</u> | <u>161 M²</u> |

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: semi detached home unit 52 Part 7

Proposed: _____

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**:

| Frontage (m) | Depth (m) | Area (m ² or ha) |
|--------------|--------------------|-----------------------------|
| <u>12 M</u> | <u>13.45 Meter</u> | <u>161 M²</u> |

Existing Use of Property to be retained:

- ☒ Residential ☐ Industrial ☐ Commercial
☐ Agriculture (includes a farm dwelling) ☐ Agricultural-Related ☐ Vacant
☐ Other (specify) _____

Proposed Use of Property to be retained:

- ☒ Residential ☐ Industrial ☐ Commercial
☐ Agriculture (includes a farm dwelling) ☐ Agricultural-Related ☐ Vacant
☐ Other (specify) _____

Building(s) or Structure(s):

Existing: Semi-detached home Unit 50 Part 6

Proposed: _____

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) _____

4.3 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): _____

Urban Hamilton Official Plan designation (if applicable): Neighborhoods

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

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? R415 - 1421 Small Lot Single Family Dwellings

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"/> | <u>N/A</u> |

| | | |
|---|--------------------------|-----|
| A land fill | <input type="checkbox"/> | N/A |
| A sewage treatment plant or waste stabilization plant | <input type="checkbox"/> | N/A |
| A provincially significant wetland | <input type="checkbox"/> | N/A |
| A provincially significant wetland within 120 metres | <input type="checkbox"/> | N/A |
| A flood plain | <input type="checkbox"/> | N/A |
| An industrial or commercial use, and specify the use(s) | <input type="checkbox"/> | N/A |
| An active railway line | <input type="checkbox"/> | N/A |
| A municipal or federal airport | <input type="checkbox"/> | N/A |

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?
studies done by professional
- 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

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

☐ Yes

☒ No

(Provide explanation)

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

☐ Yes

☒ No

(Provide explanation)

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)

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.

HM-B-19.53 Approved

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.

From Reef Tawa to 1955098 Ontario Inc

8.4 How long has the applicant owned the subject land?

1 Year

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.

576 Concession Street and 569 Concession Street

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) _____

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

(Complete Section 10.3)

☐ Rural Settlement Area Severance or Lot Addition

☐ 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) <u>12M</u> | Area (m ² or ha): (from in Section 4.1) |
|--|--|

Existing Land Use: semi detached Proposed Land Use: semi detached

b) Lands to be Retained:

| | |
|----------------------------------|---|
| Frontage (m): (from Section 4.2) | Area (m ² or ha): (from Section 4.2) |
|----------------------------------|---|

Existing Land Use: _____ Proposed Land Use: _____

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 (m2 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 (m2 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 (m2 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.

12 SKETCH (Use the attached Sketch Sheet as a guide)

12.1 The application shall be accompanied by a sketch showing the following in metric units:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- (e) the approximate location of all natural and artificial features (for example, buildings, barns, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - i) are located on the subject land and on land that is adjacent to it, and
 - ii) in the applicant's opinion, may affect the application;
- (f) the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
- (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private

PART 2
THIS PLAN MUST BE READ IN
CONJUNCTION WITH SURVEY REPORT
DATED: AUGUST 21, 2019.

SURVEYOR'S REAL PROPERTY REPORT - PART 1

PLAN OF

PART OF LOT 6
CONCESSION 7

(GEOGRAPHIC TOWNSHIP OF BARTON)

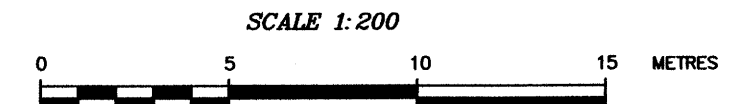
CITY OF HAMILTON

LOCONDER DRIVE

(ESTABLISHED BY BY-LAW No. 83-246, REGISTERED AS INST. No. 258514CD, P.I.N. 16938-0142 (LT))

PART 3
PLAN 62R-6257

PART 8
PLAN 62R-6257



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 UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS
02519920084 AND 07719820344, UTM ZONE 17, NAD83 (ORIGINAL),
AS SHOWN ON PLAN 62E-20843.

LEGEND:
■ DENOTES SURVEY MONUMENT FOUND
SIB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
IBØ DENOTES ROUND IRON BAR
P1 DENOTES PLAN 62R-20843
(HAM) DENOTES CITY OF HAMILTON
(1629) DENOTES B.A. JACOBS O.L.S.

UPPER GAGE AVENUE

(ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 6 AND 7)
(FORMERLY THE KING'S HIGHWAY No. 55, TRANSFERRED BY ORDER IN COUNCIL No. O.C. 1192/61, SHOWN ON DEPOSITED PLAN 947 MISC.)

PLAN 831 (MISC) (P-3535)

PART 1
PLAN 62R-13705

PART 22
PLAN 62R-6257

PART 5
PLAN 62R-637

PART 2
PLAN 62R-13705

PART 3
PLAN 62R-20843
N 72° 49' 10" W (P1 & Meas)
P.I.N. 16937-0113 (LT)

PART 4
PLAN 62R-13918

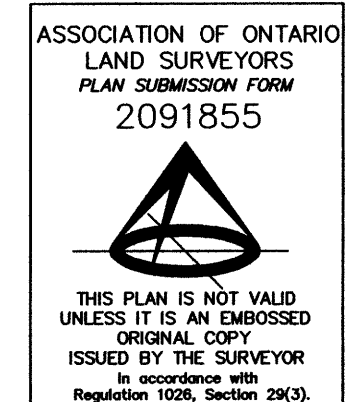
PART 2
PLAN 62R-13918
P.I.N. 16937-0092 (LT)

P. I. N. 16937-0095 (LT)

L O T 6

C O N C E S S I O N 7

PART 1 PLAN 62R-12580



THIS REPORT WAS PREPARED FOR ARDI CONTRACTORS

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 JUNE 25, 2019.

AUGUST 21, 2019.
DATE

Bryan Jacobs
BRYAN JACOBS
ONTARIO LAND SURVEYOR



B.A. JACOBS SURVEYING LTD.
152 JACKSON STREET EAST, SUITE 102
HAMILTON, ONTARIO (L8N 1L3)
PHONE 905-521-1535 bajacobs@rogers.com

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JOB No. 15s34-F-P