



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: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: FL/B-20:26

SUBJECT PROPERTY: 13 Timberrun Court, Flamborough

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): Harry Kalantzakos on behalf of the owner Mark Rudolph & Janice Whitelaw

PURPOSE OF APPLICATION: To permit the conveyance of a vacant parcel of land to be added to property known as 15 Timberrun Crt.

Severed lands:

14.4m[±] x 54.0m[±] and an area of 780m^{2±}

Retained lands:

32.5m[±] x 159m[±] and an area of 7620m^{2±}

The Committee of Adjustment will hear this application on:

DATE: Thursday, July 16th , 2020

TIME: 2:40 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.

MORE INFORMATION

For more information on this matter, 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

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.

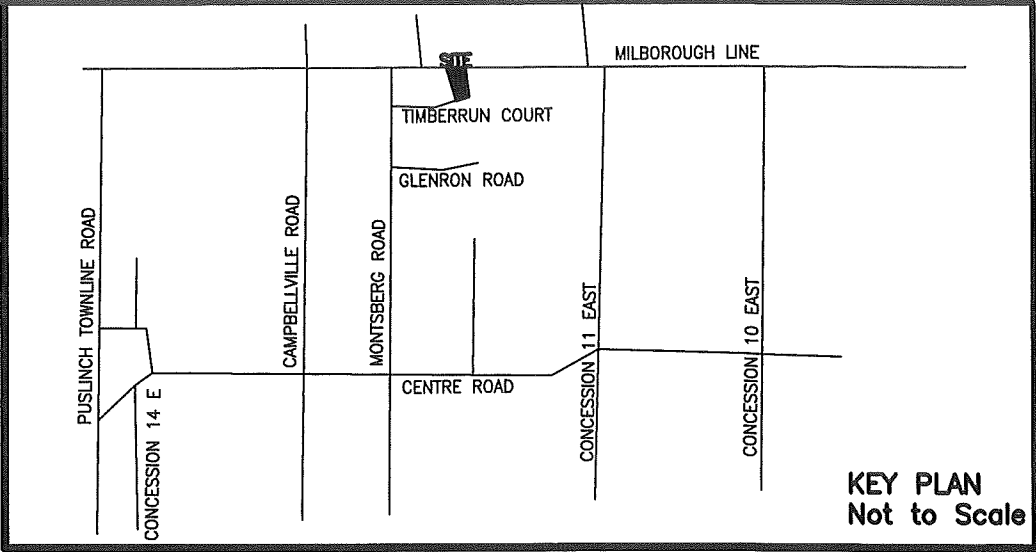
SEVERANCE SKETCH OF 13 TIMBERRUN COURT
IN THE
CITY OF HAMILTON

SCALE 1 : 750

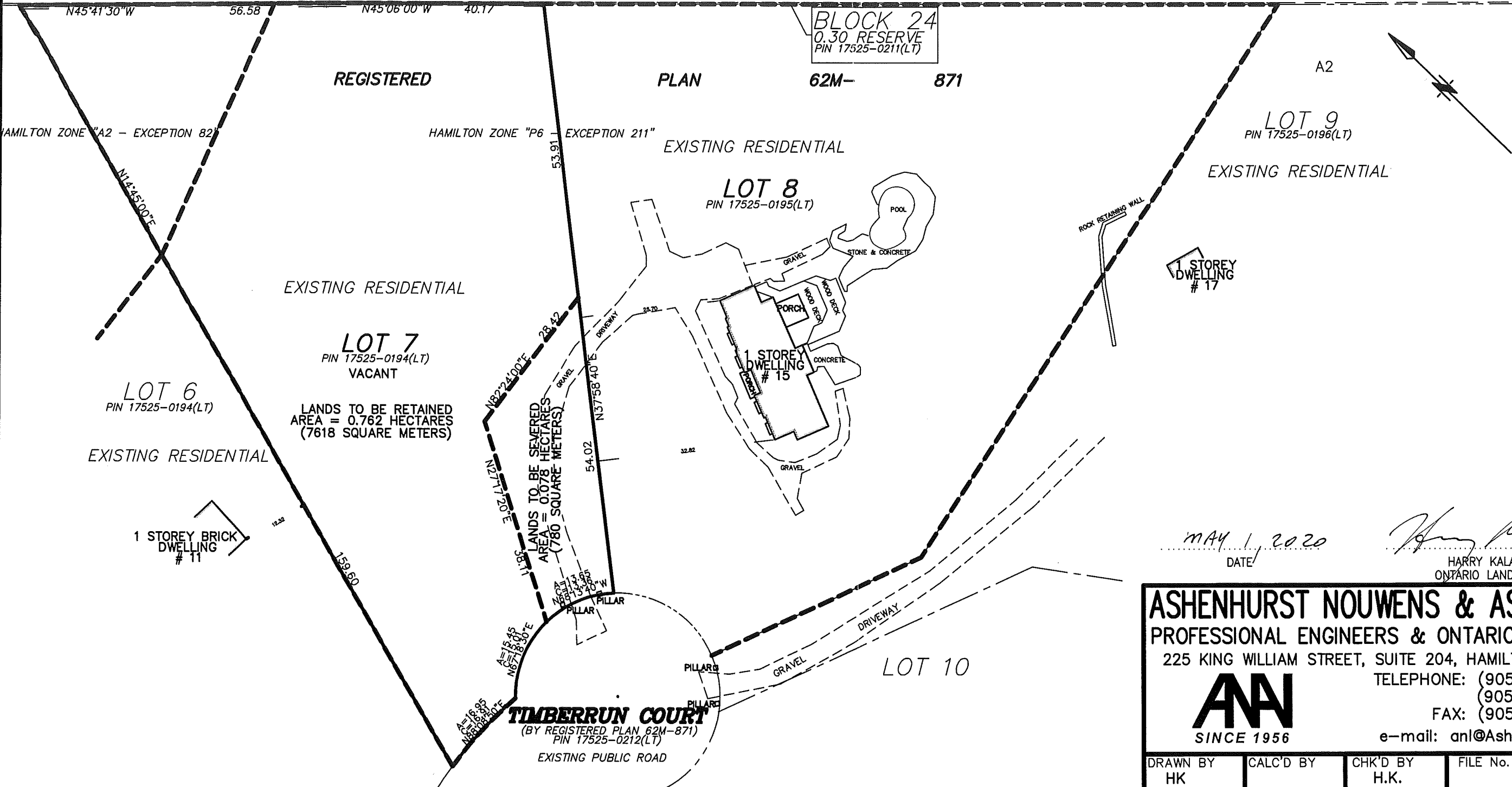
METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DRAWING NOTE
SURVEY INFORMATION TAKEN FROM PLAN OF SURVEY BY
ASHENHURST NOUWENS & ASSOCIATES INC. DATED NOVEMBER 21, 2019

ZONING: "P6 EXCEPTION 211" & "A2 EXCEPTION 82"				
SITE STATISTICS	SITE ZONING		RETAINED LANDS	SEVERED LANDS
	A2	P6		
LOT FRONTAGE	N/A	30.0	32.5	14.4
LOT AREA (HECTARES)	5 ha	0.4 ha	0.762	0.078
FRONT YARD SETBACK	15.0	10.0	10.0	10.0
REAR YARD SETBACK	10.0	10.0	10.0	10.0
SIDEYARD	3.0	3.0	3.0	3.0



EXISTING PUBLIC ROAD
MILBROUGH LINE
(ROAD ALLOWANCE BETWEEN TOWNSHIPS OF FLAMBOROUGH NASSAGAWEYA)
PIN 17525-0180(LT)



ASHENHURST NOUWENS & ASSOCIATES INC.
PROFESSIONAL ENGINEERS & ONTARIO LAND SURVEYORS
225 KING WILLIAM STREET, SUITE 204, HAMILTON, ONTARIO L8R 1B1
TELEPHONE: (905) 529-6316
(905) 529-4314
FAX: (905) 529-6651
e-mail: anl@AshenhurstNouwens.ca

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SINCE 1956

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Hamilton

Planning and Economic Development Department
Planning Division

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: May 5 2020	Date Application Deemed Complete:	Submission No.: FL/B-20	File No.: 26
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1 APPLICANT INFORMATION

1.1, 1.2	NAME	ADDRESS	PHONE/FAX
Registered Owners(s)	Mark Rudolph & Janice Whitelaw		
Applicant(s)*			
Agent or Solicitor	Harry Kalantzakos		

* 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°. 62M-871	Lot(s) Lot 7	Reference Plan N°.	Part(s)
Municipal Address 13 TIMBERRUN COURT - VACANT			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)

X ☐ 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:

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

LOT 8, PLAN 62M-871 - #15 TIMBERRUN COURT

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)
14.4	54.0 (IRREGULAR)	780 SQ.M.

Existing Use of Property to be severed:

x Residential

☐ Agriculture (includes a farm dwelling)

☐ Other (specify)

☐ Industrial

☐ Agricultural-Related

☐ Commercial

☐ Vacant

Proposed Use of Property to be severed:

x Residential

☐ Agriculture (includes a farm dwelling)

☐ Other (specify)

☐ Industrial

☐ Agricultural-Related

☐ Commercial

☐ Vacant

Building(s) or Structure(s):

Existing: VACANT LAND – GRAVEL DRIVEWAY LEADING TO #15TIMBERRUN COURT

Proposed: VACANT LAND - SINGLE FAMILY RESIDENTIAL

Type of access: (check appropriate box)

☐ provincial highway

☐ municipal road, seasonally maintained

X ☐ 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

X ☐ other means (specify)

VACANT LAND

Type of sewage disposal proposed: (check appropriate box)

☐ publicly owned and operated sanitary sewage system

X ☐ privately owned and operated individual septic system

☐ other means (specify)

4.2 Description of land intended to be Retained:

Frontage (m) 32.5 (IRREGULAR)	Depth (m) 159 (IRREGULAR)	Area (m² or ha) 7620 SQ.M.
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Existing Use of Property to be retained:

☒ Residential

☐ Agriculture (includes a farm dwelling)

☐ Other (specify) _____

☐ 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: VACANT _____

Proposed: VACANT _____

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)
VACANT LAND _____

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) – VACANT LAND

4.3 Other Services: (check if the service is available)

X electricity x telephone x school bussing x 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 RESIDENTIAL _____

Urban Hamilton Official Plan designation (if applicable) _____

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? ZONES A2 & P6 _____

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"/>	100m

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 PREVIOUS USE OF PROPERTY

☐ Residential ☐ Industrial ☐ Commercial
☐ Agriculture X ☐ 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 X ☐ No Unknown
- 6.3 Has a gas station been located on the subject land or adjacent lands at any time?
☐ Yes X ☐ No Unknown
- 6.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
☐ Yes X ☐ 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 X ☐ 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 X ☐ No Unknown
- 6.7 Have the lands or adjacent lands ever been used as a weapons firing range?
☐ Yes X ☐ 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 X ☐ 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 X ☐ 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 X ☐ No Unknown
- 6.11 What information did you use to determine the answers to 6.1 to 6.10 above?

DISCUSSION WITH 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 3(1) of the *Planning Act*?
X Yes ☐ No
- b) Is this application consistent with the Provincial Policy Statement (PPS)?

X Yes ☐ No (Provide explanation)

- c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
X Yes ☐ No (Provide explanation)

- d) Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes x No

- e) Are the subject lands subject to the Niagara Escarpment Plan?

☐ Yes X 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 x 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?

X☐ Yes No

If yes, does this application conform with the Greenbelt Plan?

X☐ Yes ☐ No (Provide Explanation)

THIS IS A PROPOSED LOT LINE ADJUSTMENT _____

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 X☐ 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 x 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? **18 YEARS**

8.5 Does the applicant own any other land in the City? x Yes ☐ No
If YES, describe the lands in "11 - Other Information" or attach a separate page.
Neighbouring Property at #15 Timberrun Court

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
1	Completed
2	In Progress
3	Pending
4	Completed
5	In Progress
6	Pending
7	Completed
8	In Progress
9	Pending
10	Completed

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)

Puslinch – Greenbelt Protected Countryside – Map 97 – Natural Heritage System _____	
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 14.4 m: (from Section 4.1)	Area 780 m ² : (from in Section 4.1)
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Existing Land Use:residential _____ Proposed Land Use:residential_____

b) Lands to be Retained:

Frontage 32.5 m: (from Section 4.2)	Area 7620 m2 : (from Section 4.2)
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Existing Land Use:residential _____ Proposed Land Use:residential_____

10.4 Description of Lands (Abutting Farm Consolidation)

a) Location of abutting farm:

(Street)

(Municipality)

(Postal Code)

b) Description abutting farm:

Frontage (m):	Area (m2 or ha):
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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 (m2 or ha):
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Existing Land Use: _____ Proposed Land Use: _____

d) Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m2 or ha): (from Section 4.1)
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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 (m2 or ha): (from Section 4.2)
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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):
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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)
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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)
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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 an 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 road or a right of way;
- (h) the location and nature of any easement affecting the subject land.