



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: SC/B-20:78

SUBJECT PROPERTY: 32 Trillium Ave., Stoney Creek

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): Jim Colalillo on behalf of the owner Kennedy Colalillo

PURPOSE OF APPLICATION: This application is for purposes of a lot line addition for lands to be added to 1097 North Service Rd.

Severed lands:
6.10m[±] x 60.74m[±] and an area of 370.510m^{2±}

Retained lands:
19.68m[±] x 45.72m[±] and an area of 399.77m^{2±}

**This application will be heard in conjunction with
Minor Variance Application SC/A-20:248**

The Committee of Adjustment will hear this application on:

DATE: Thursday, December 3rd , 2020

TIME: 1:40 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 4144
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: November 17th, 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.

SCHEDULE
11B

PLAN

62R

6027

REGISTERED

PLA

LOT 13

CONCESSION

PART 4
PIN 17362-0094(L)

PIN 17362-0095(L)

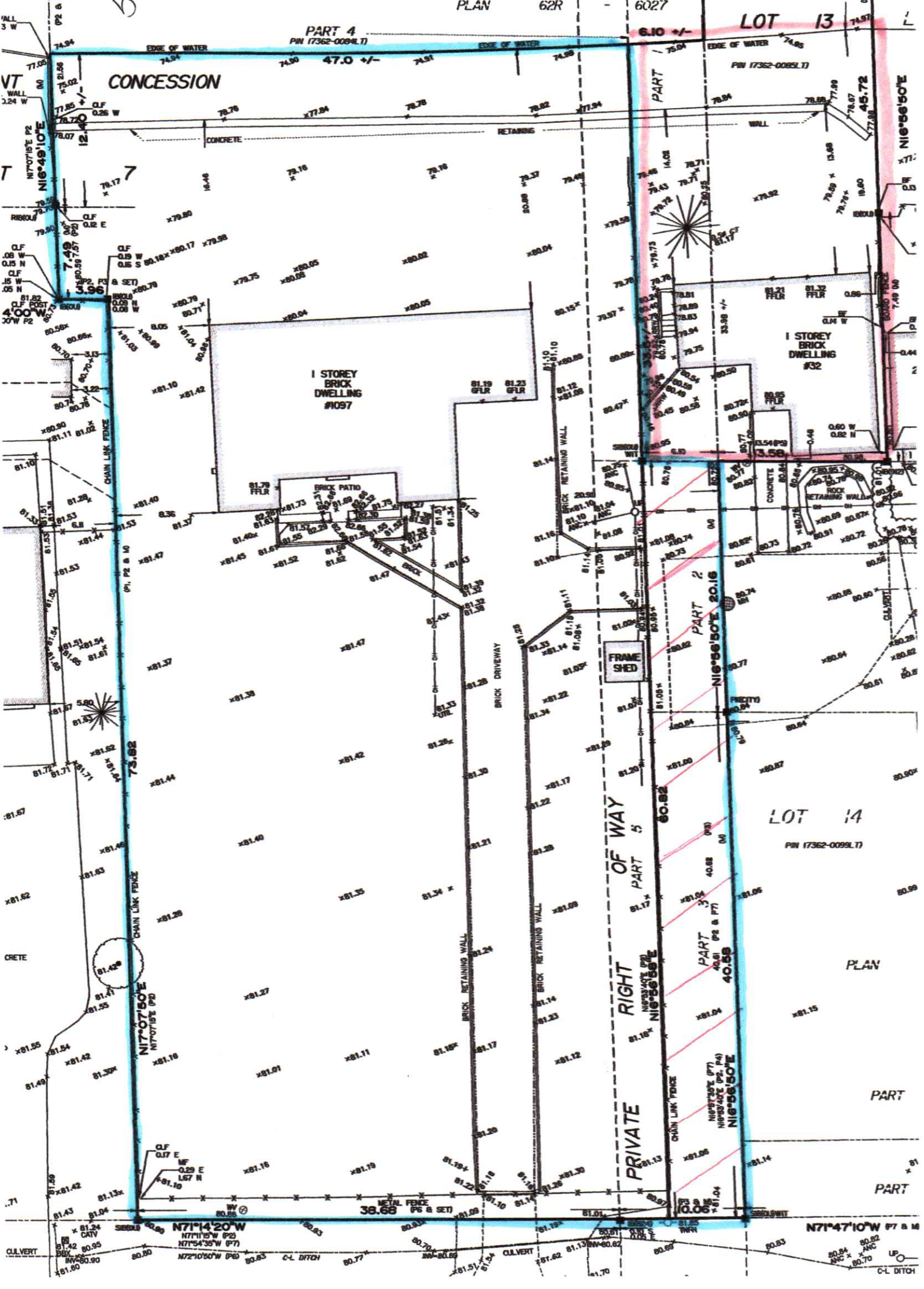
1 STOREY BRICK DWELLING #1097

1 STOREY BRICK DWELLING #32

FRAME SHED

LOT 14
PIN 17362-0099(L)

RIGHT OF WAY
PART 5
PRIVATE



SCHEDULE "A"
ENLARGED

LAKE ONTARIO

TOPOGRAPHIC SURVEY OF
LOT 13 AND
PRIVATE OF RIGHT-OF-WAY
REGISTERED PLAN 675
AND
PART OF LOT 7
BROKEN FRONT CONCESSION AND
GEOGRAPHIC TOWNSHIP OF SALT FLEET
IN THE
CITY OF HAMILTON

SCALE 1 : 250
5 25 50 100 METRES

ASHENHURST NOUWENS & ASSOCIATES INC.
COPYRIGHT 2020 ©

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

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY.
NONE

THIS SURVEY WAS PREPARED FOR PARK WARDEN HOMES AND THE UNDERSIGNED
ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

BENCHMARK
CITY OF HAMILTON BENCHMARK No. 00119750229

HAMILTON-WENTWORTH CONCRETE BOX CULVERT ALONG SOUTH SERVICE ROAD
FOR QUEEN ELIZABETH WAY AT INTERSECTION WITH LEWIS ROAD, 1.0 KM NORTH
OF INTERSECTION WITH BARTON STREET, TABLE IN TOP OF SOUTH END OF
CULVERT, 38.1 M EAST OF CENTER LINE OF LEWIS ROAD, 46CM NORTH AND
15CM EAST OF SOUTHWEST CORNER OF CULVERT, 1M BELOW ROAD LEVEL
ELEVATION 80.871 (DATE: 06/02/2018)

NOTE
NOTE THE LOCATION OF THE OVERHEAD WIRES

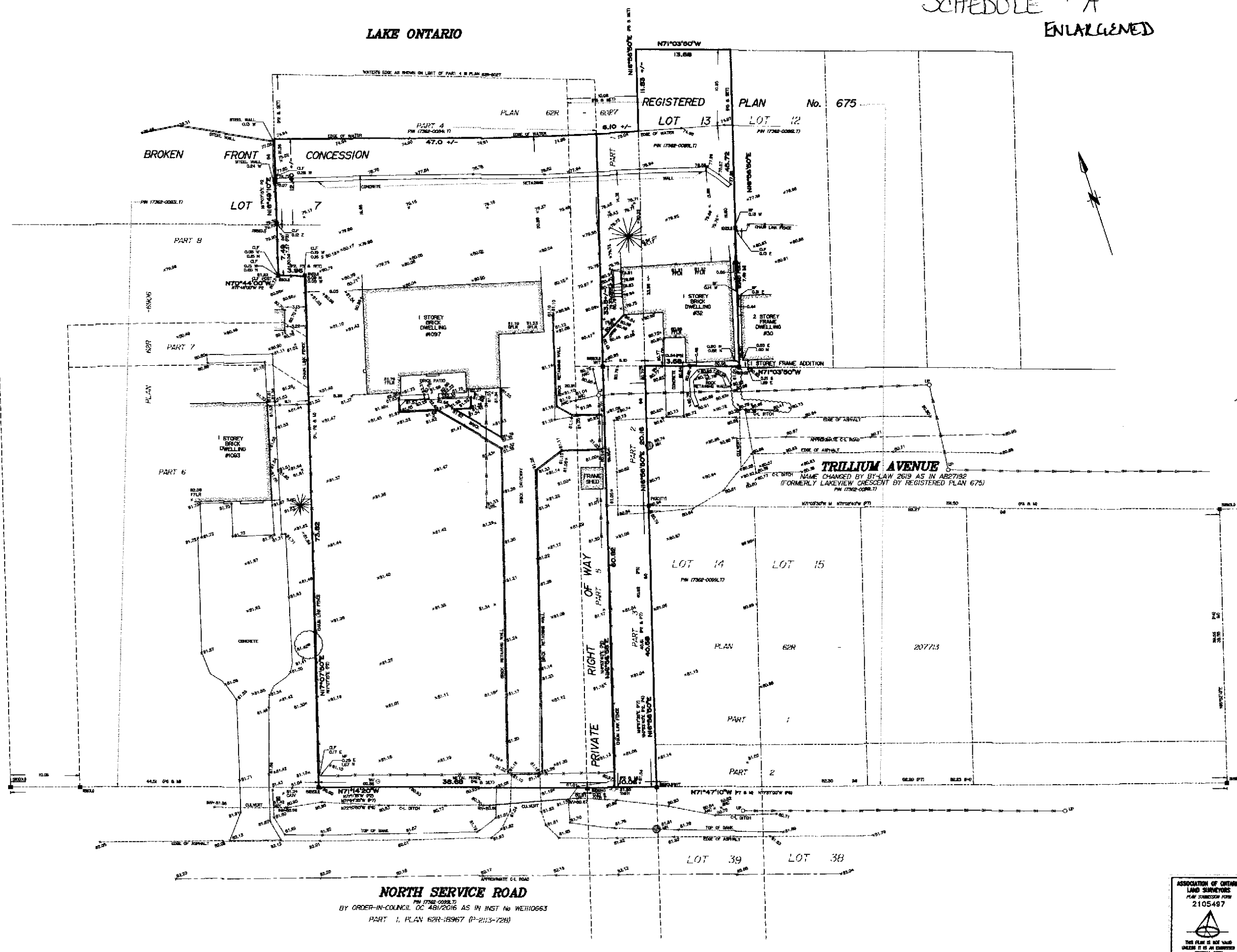
NOTE THE LOCATION OF THE FENCES ALONG THE EAST, WEST AND SOUTH LIMITS
OF THE PROPERTY

NOTE THE LOCATION OF THE STEEL WALL ALONG THE WEST LIMIT OF THE
PROPERTY

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF TRILLIUM
AVENUE AS SHOWN ON REGISTERED PLAN 675 HAVING A BEARING OF N71°03'50"W

BEARING ROTATION NOTES
BEARINGS ON PLAN P6 HAVE BEEN ROTATED BY 1°10'10" COUNTER
CLOCKWISE FOR COMPARISON

BEARINGS ON PLAN P7 HAVE BEEN ROTATED BY 0°50'25" COUNTER
CLOCKWISE FOR COMPARISON



LEGEND

LD	DENOTES	FOUND
PL	DENOTES	PLANTED
SB	DENOTES	STEEL BAR
SB	DENOTES	STANDARD IRON BAR
RB	DENOTES	ROUND IRON BAR
DU	DENOTES	DIAGONAL UNIDIRECTION
M	DENOTES	MEASURED
WT	DENOTES	WITNESS
P1	DENOTES	PLAN 628-5806
P2	DENOTES	PLAN 622-8027
P3	DENOTES	PLAN 628-4446
P4	DENOTES	PLAN 628-428
P5	DENOTES	REGISTERED PLAN 675
P6	DENOTES	PLAN 628-18867 (GRID)
P7	DENOTES	PLAN 628-20713 (GRID)
BF	DENOTES	BOARD FENCE
CLF	DENOTES	CHAIN LINK FENCE
MF	DENOTES	METAL FENCE
RM	DENOTES	ROCK RETAINING WALL
WB	DENOTES	WOOD RETAINING WALL
CT	DENOTES	COMMON TREE
DT	DENOTES	DECIDUOUS TREE
FTLR	DENOTES	FIRST FLOOR ELEVATION
GFTR	DENOTES	GARAGE FLOOR ELEVATION
WT	DENOTES	WATER TOWER
OH	DENOTES	OVERHEAD UTILITY
TH	DENOTES	TOP HAT OF FIRE HYDRANT
WV	DENOTES	WATER VALVE
CB	DENOTES	CATCH BASIN
UB	DENOTES	UTILITY BOX
824	DENOTES	A. T. KOLARNA, O.L.S.
812	DENOTES	J. G. PETERS, O.L.S.
1273	DENOTES	CITY OF HAMILTON
D1	DENOTES	INSTRUMENT No. 02194975

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 21ST DAY OF AUGUST, 2020.

NORTH SERVICE ROAD
BY ORDER-IN-COUNCIL OC 481/2016 AS IN INST No WE1110663
PART 1, PLAN 62R-18967 (P-2113-728)

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBSCRIBER FORM
2105497

THIS PLAN IS NOT VALID
UNLESS IT IS AN ENLARGED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATIONS MADE UNDER THE
SURVEYS ACT, 1997

DATE _____ HARRY KALANTZAKOS
ONTARIO LAND SURVEYOR

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: an@AshenhurstNouwens.ca

SINCE 1956

DRAWN BY: W.S./M.S. CALLED BY: H.K. CHECKED BY: H.K. FILE NO.: 19164 TOPO

TOPOGRAPHIC SURVEY OF
**LOT 13 AND
 PRIVATE OF RIGHT-OF-WAY
 REGISTERED PLAN 675**
 AND
**PART OF LOT 7
 BROKEN FRONT CONCESSION AND
 GEOGRAPHIC TOWNSHIP OF SALT FLEET
 IN THE
 CITY OF HAMILTON**

SCHEDULE "A"
 ENLARGED

SCALE 1 : 250
 0 25 50 METRES

ASHENHURST NOUMENS & ASSOCIATES INC.
 COPYRIGHT 2020 ©

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

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY:
 NONE

THIS SURVEY WAS PREPARED BY THE SURVEYOR, HARRY MALANTZAKOS, AND THE UNDERGROUND
 ACCESS AND RESPONSIBILITY FOR USE BY OTHER PARTIES

BENCHMARK
 CITY OF HAMILTON BENCHMARK No. 0011974229

HAMILTON-WENTWORTH CONCRETE BOX CULVERT ALONG SOUTH SERVICE ROAD
 ON OUSEN ELIZABETH WAY AT INTERSECTION WITH LEWIS ROAD TO 100 NORTH
 IS A 1.5 M (4.92 FT) HIGH CONCRETE BOX CULVERT WITH A 1.5 M (4.92 FT) x
 1.5 M (4.92 FT) OPENING. THE CENTER LINE OF THE CULVERT IS 1.5 M (4.92 FT)
 EAST OF CENTER LINE OF LEWIS ROAD, 45.00 M (147.64 FT) NORTH AND
 15.00 M (49.21 FT) EAST OF SOUTHWEST CORNER OF CULVERT, 1.4 M (4.59 FT) BELOW ROAD LEVEL.
 ELEVATION 504.71 (DATA: 00002678)

NOTE
 NOTE THE LOCATION OF THE OVERHEAD WIRES
 OF THE PROPERTY

NOTE THE LOCATION OF THE FENCES ALONG THE EAST, WEST AND SOUTH LIMITS
 OF THE PROPERTY

NOTE THE LOCATION OF THE STEEL WALL ALONG THE WEST LIMIT OF THE
 PROPERTY

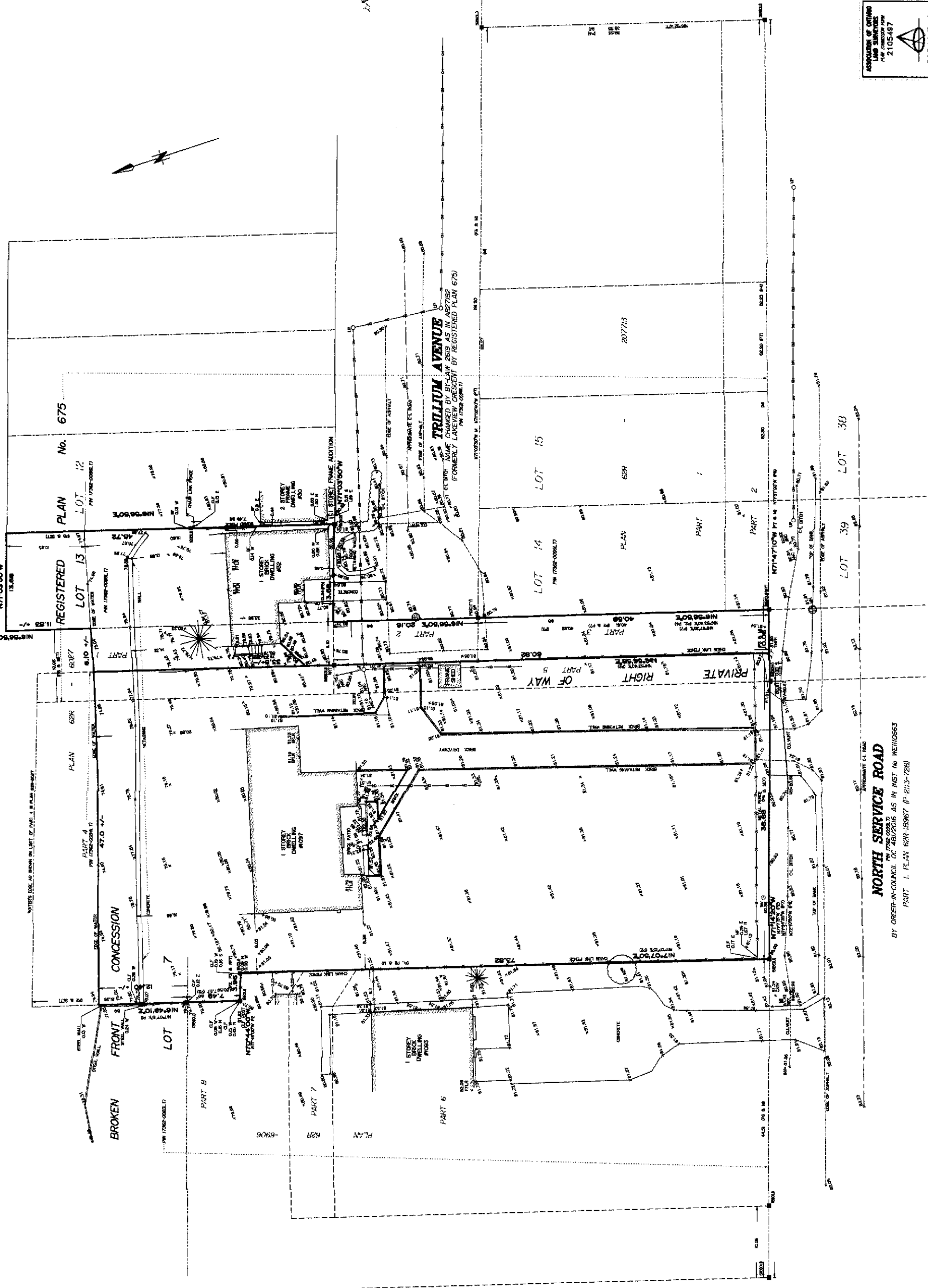
BEARING NOTE
 BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE SOUTH LIMIT OF TRILLIUM
 AVENUE AS SHOWN ON REGISTERED PLAN 675 HAVING A BEARING OF N71°03'30"W

BEARING ROTATION NOTES
 BEARINGS ON PLAN P4 HAVE BEEN ROTATED BY 1°10'10" COUNTER
 CLOCKWISE FOR COMPARISON

BEARINGS ON PLAN P7 HAVE BEEN ROTATED BY 0°50'35" COUNTER
 CLOCKWISE FOR COMPARISON

LEGEND

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- DT99 DENOTES DITCHES
- DT100 DENOTES DITCHES



SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT,
 THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 21ST DAY OF AUGUST, 2020

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 REG. NO. 2105487

THIS PLAN IS NOT VALID
 UNLESS IT IS REGISTERED
 UNDER THE SURVEY ACT
 REGULATION 100, R.S.O. 1990

DATE _____
 HARRY MALANTZAKOS
 OVERSEER LAND SURVEYOR

ASHENHURST NOUMENS & ASSOCIATES INC.
 PROFESSIONAL ENGINEERS & ONTARIO LAND SURVEYORS
 225 KING WILLIAM STREET, SUITE 204, HAMILTON, ONTARIO L8R 1R1
 TELEPHONE: (905) 525-6316
 (905) 525-4314
 FAX: (905) 525-6651
 e-mail: ash@ashhurstnoumens.ca

SINCE 1988
 DRAWN BY: _____ CHECKED BY: _____ FILE NO.: 19164-10P0
 W.S./M.S.: _____ H.K.: _____

NORTH SERVICE ROAD
 PLAN 628 (2008-08-17)
 BY ORDER-IN-COUNCIL 02-48/2016 AS IN PART No WET10693
 PART 1, PLAN 628-16967 (P-213-728)

SCHEDULE "A"

N71°03'50"W

N16°56'50"E (P5 & SET)

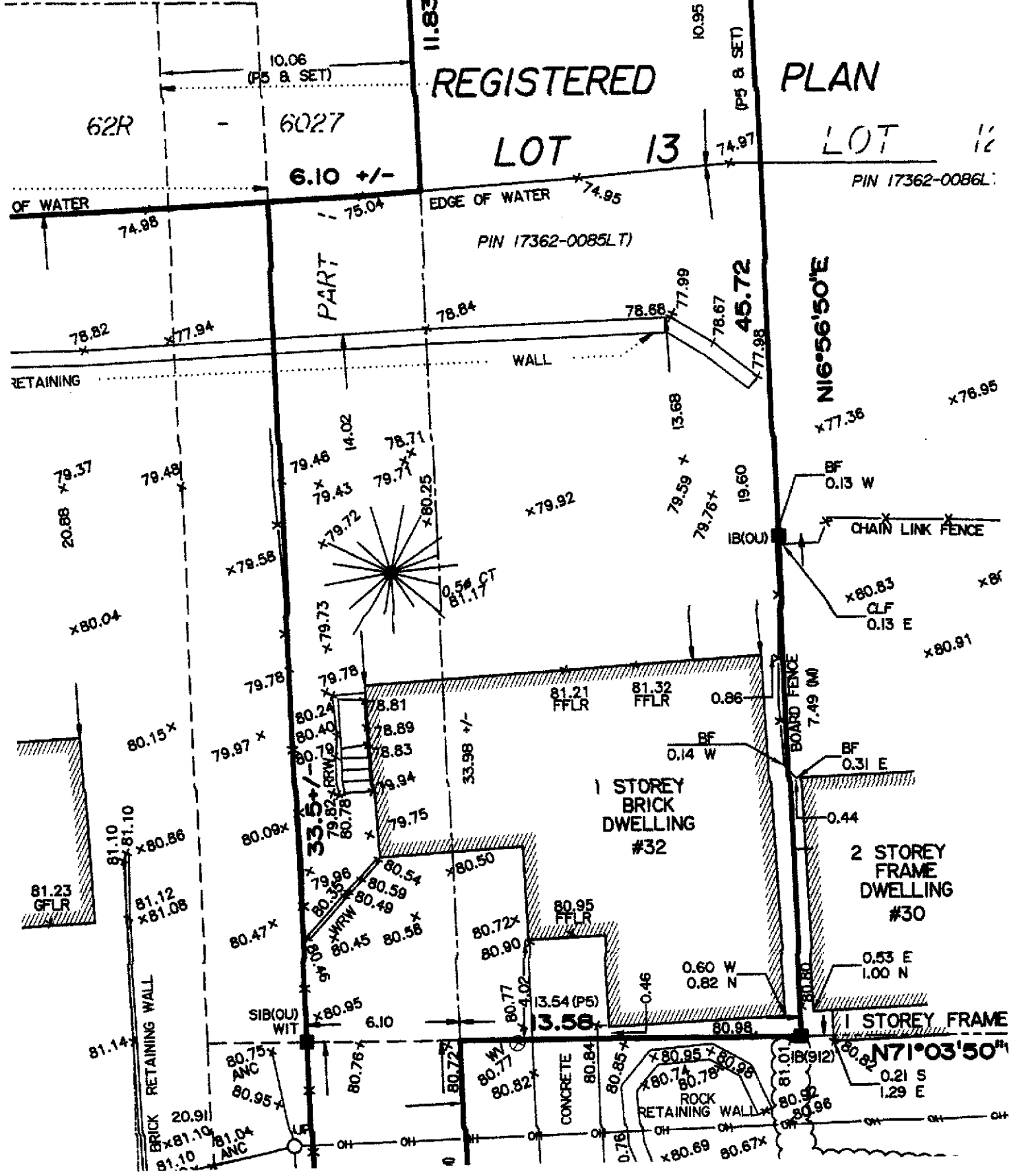
REGISTERED

PLAN

LOT 13

LOT 12

PIN 17362-0086L



62R

6027

OF WATER

EDGE OF WATER

RETAINING

WALL

IB(OU)

CHAIN LINK FENCE

81.23 GFLR

1 STOREY BRICK DWELLING #32

2 STOREY FRAME DWELLING #30

BRICK RETAINING WALL

BOARD FENCE

1 STOREY FRAME

CONCRETE ROCK RETAINING WALL

N71°03'50"E

128942 C.D.

8 x 11 plan

THIS INDENTURE made this 26th day of November, 1978.

BETWEEN:

NORMAN ROSS McLEOD,
hereinafter called the

"GRANTOR".....OF THE FIRST PART

- and -

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
hereinafter called the

"GRANTEE".....OF THE SECOND PART

MARGARET McLEOD
hereinafter called the

"PARTY" OF THE THIRD PART

THIS INDENTURE WITNESSETH that in consideration of the sum of ONE DOLLAR (\$1.00) now paid by the Grantee to the Grantor, the receipt whereof is hereby acknowledged, the Grantor hereby grants to the Grantee, its successors and assigns, the free, uninterrupted and unobstructed right and easement:

1. (a) To enter and lay down, install, construct, maintain, open, inspect, add to, alter, repair and keep in good condition, remove, replace, reconstruct, supplement and operate water-main, storm and sanitary sewer systems, including all appurtenances necessary or incidental thereto, on, in, across, under and through the lands described in Schedule "A" hereto and hereinafter referred to as the "said lands" and shown on Schedule "B" attached hereto;
- (b) To keep the "said lands" clear of all obstructions so as to permit the exercise and enjoyment of the rights and easement granted as aforesaid;
- (c) For the servants, agents, contractors and workmen and other persons duly authorized by the Grantee at all reasonable times and from time to time to pass and repass with all plant, machinery, material, vehicles, and equipment as may be necessary on the "said lands" for all purposes necessary or incidental to the exercise and enjoyment of the rights and easement granted as aforesaid.

REFERENTIAL PLAN SHOWING

PART OF A PRIVATE RD. WAY ON REG'D PLAN No. 675 - WINONA BEACH

FORMERLY IN THE

TOWNSHIP OF SALT FLEET

NOW IN THE

TOWN OF STONEY CREEK

REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH

SCALE = 1:600

M. A. CHIDLEY - O.L.S.

1978



RECEIVED AND DEPOSITED

PLAN 62R-4446

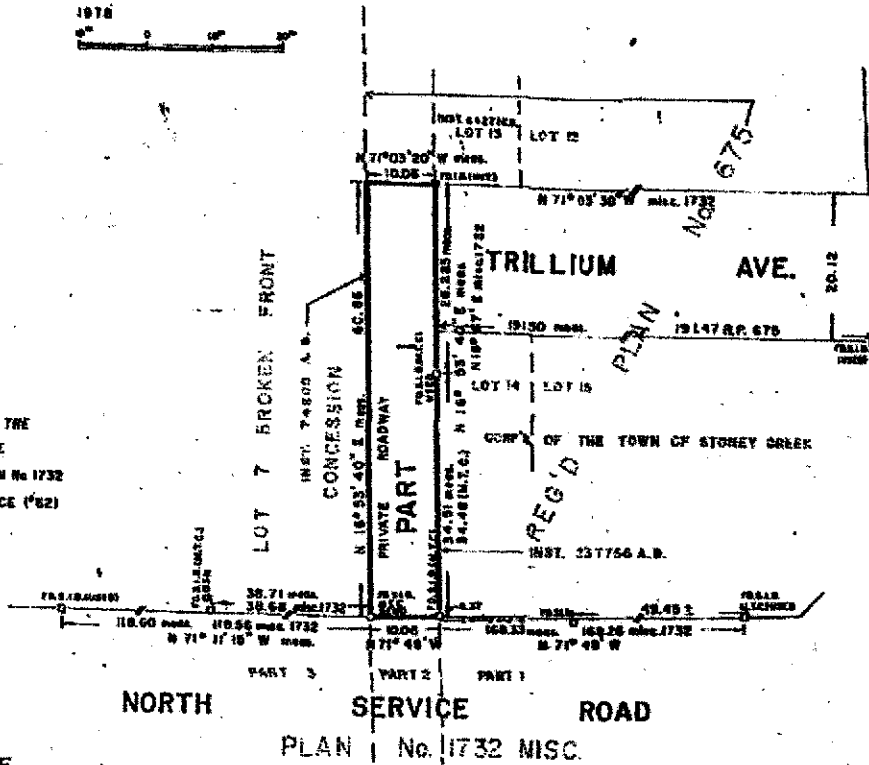
DATE October 1978

M. A. CHIDLEY
LAND REGISTRAR FOR THE REGISTRY
DIVISION OF THE WENTWORTH (62)

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER PART II
OF THE REGISTRY ACT
DATE October 5 1978

M. A. CHIDLEY
REGIONAL SURVEYOR

CAUTION THIS PLAN IS NOT
A PLAN OF SUBDIVISION WITHIN THE
MEANING OF SECTION 29, 32 OR 33
OF THE PLANNING ACT.



HEREON ARE REFERRED TO THE
PART OF PART 2 ON A COURSE
S W AS SHOWN ON MISC. PLAN No. 1732
IN THE LAND REGISTRY OFFICE (62)

ROAD ALLOWANCE BETWEEN LOTS 6 & 7

METRIC
MEASUREMENT SHOWN ON
THIS PLAN ARE IN METRES
AND MAY BE CONVERTED TO
FEET BY DIVIDING BY
0.3048

NOTARIAL CERTIFICATE

THAT
THE PLAN AND PLAN ARE CORRECT AND IN
ACCORD WITH THE SURVEYS ACT AND THE
REGULATIONS MADE
HEREIN WAS COMPLETED ON THE 6th DAY
OF OCTOBER 1978

LEGEND

Q S.T.B. DENOTES A STANDARD IRON BAR
M I.S. DENOTES AN IRON BAR

SCHEDULE				
PT.	INSTRUMENT	OWNER	LOT	CON. AREA
1	149856 A.B.	NORMAN R. MCLEOD	PRIVATE ROADWAY PLAN No. 675	612.3 m ²

THE REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH
DEPARTMENT OF ENGINEERING

SURVEY BY M. A. CHIDLEY	FIELD BOOK REF. COPIES 1732 MISC.	FILE No.	DATE
DRAWN BY T. RO			CHECKED BY R. GROSS


APPROVED: *M. A. Chidley*
COMMISSIONER OF ENGINEERING

REGIONAL SURVEYOR: *M. A. Chidley*
PLAN No. RA-S-145 SURVEY

M. A. CHIDLEY
M. A. CHIDLEY
ONTARIO LAND SURVEYOR

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Stoney Creek in the Regional Municipality of Hamilton-Wentworth and Province of Ontario being formerly in the Township of Saltfleet in the County of Wentworth, and being composed of part of a private roadway as shown on Winona Beach, Registered Plan No. 675, and being part of Lot 7 in the Broken Front Concession of the said Township and being more particularly described as all of Part I according to a reference plan received and deposited in the Land Registry Office for the Registry Division of Wentworth as Plan No. 62R-4446.



and the Party of
IN WITNESS WHEREOF the Party of the First Part has hereunto
the Third Part have hereunto affixed their respective hands and seals
affixed the Corporate Seal under the hands of its proper officers and
and the Party of the Second Part has hereunto affixed its
Corporate Seal under the hands of its proper officers duly authorized in that
behalf.

SIGNED, SEALED & DELIVERED

[Handwritten signature]

[Handwritten signature]
ROSEAN ROSS McLEOD

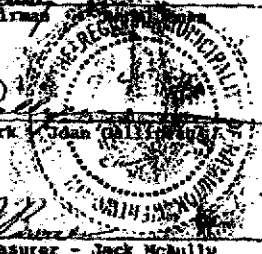
[Handwritten signature]
MARGARET McLEOD

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

[Handwritten signature]
Chairman

[Handwritten signature]
Clerk - Joan [unclear]

[Handwritten signature]
Treasurer - Jack McAulley



APPROVED BY COUNCIL

DATE Nov 21 1978

REPORT Eng 21-28-17

INTO 3

Approved
in Form
Affixed
[Signature]
Regional
Solicitor

APPROVED	Checked Approved
DATE	Date
REPORT	Description

2. The aforesaid rights and easement shall be granted on the following terms and conditions which are hereby mutually agreed upon:

- (i) The Grantor will not excavate, drill, install, erect or build on, in or over the "said lands" and will not construct any pit, well, pavement, building or structure without the prior written consent of the Commissioner of Engineering but otherwise the Grantor shall have the right fully to use and enjoy the "said lands" subject always to the rights and easement granted to the Grantee as aforesaid.
- (ii) Any sewer pipe or water pipe and all other equipment and materials brought on to the "said lands" by the Grantee shall at all times remain the property of the Grantee notwithstanding the same may be annexed or affixed to the freehold and shall at any time and from time to time be removable in whole or in part by the Grantee.
- (iii) The Grantee covenants and agrees with the Grantor that it will be responsible for any damage caused by its agents or employees to the "said lands" and to the property of the Grantor and shall as far as possible replace, at its own expense, any soil, turf or ground coverings removed in connection with any of the work above referred to and shall repair any damage caused by the Grantee, its agents or employees, in the exercise of its rights pursuant to this Agreement, to any property of the Grantor and any lands of the Grantor lying adjacent to the "said lands".
- (iv) It is understood and agreed that the Grantee will replace the paved access to the property of the Grantor from Trillium Avenue.

This Easement and everything herein contained shall extend to and include the parties hereto and their respective successors and assigns.

The Easement herein is declared to be appurtenant to and for the benefit of the lands and hereditaments of the Grantee more particularly described in Schedule "C" attached hereto.

The Party of the Third Part hereby releases all her right, title and interest in and to the said lands.

4 + 1 plan

128942 C.D.

THIS INDENTURE made this 24th day of November, 1978.

BETWEEN:

NORMAN ROSS McLEOD,
hereinafter called the

"GRANTOR".....OF THE FIRST PART

- and -

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
hereinafter called the

"GRANTEE".....OF THE SECOND PART

MARGARET McLEOD
hereinafter called the

"PARTY" OF THE THIRD PART

THIS INDENTURE WITNESSETH that in consideration of the sum of ONE DOLLAR (\$1.00) now paid by the Grantee to the Grantor, the receipt whereof is hereby acknowledged, the Grantor hereby grants to the Grantee, its successors and assigns, the free, uninterrupted and unobstructed right and easement:

1. (a) To enter and lay down, install, construct, maintain, open, inspect, add to, alter, repair and keep in good condition, remove, replace, reconstruct, supplement and operate water-main, storm and sanitary sewer systems, including all appurtenances necessary or incidental thereto, on, in, across, under and through the lands described in Schedule "A" hereto and hereinafter referred to as the "said lands" and shown on Schedule "B" attached hereto;
- (b) To keep the "said lands" clear of all obstructions so as to permit the exercise and enjoyment of the rights and easement granted as aforesaid;
- (c) For the servants, agents, contractors and workmen and other persons duly authorized by the Grantee at all reasonable times and from time to time to pass and repass with all plant, machinery, material, vehicles, and equipment as may be necessary on the "said lands" for all purposes necessary or incidental to the exercise and enjoyment of the rights and easement granted as aforesaid.

SCHEDULE "D"

Survey for the use of the lands of the
 this 25th day of July A.D. 1924
 A Military Public - H. J. Dunning

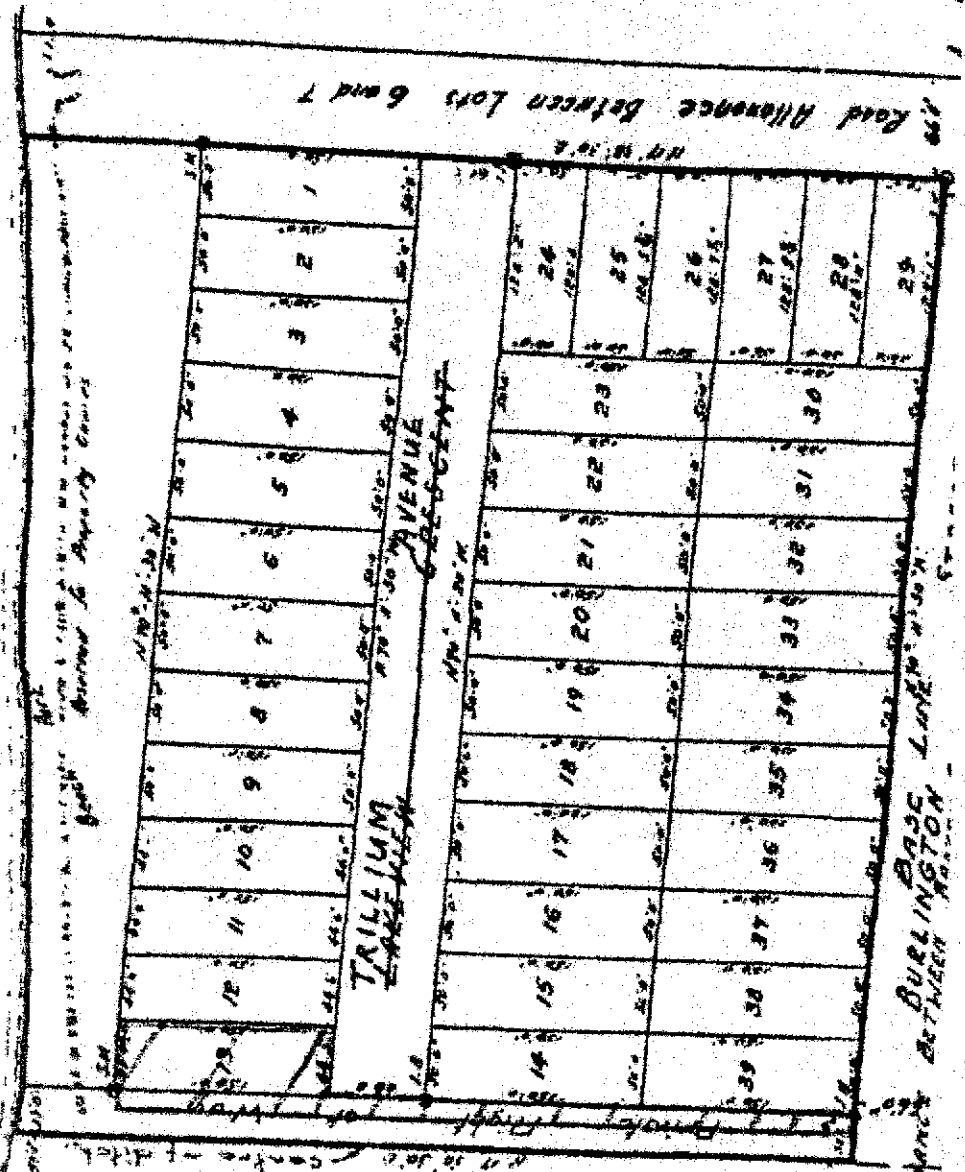
I hereby certify that this plan was made in the
 manner in which the lands enclosed within
 lines has been surveyed and submitted by me
 that this plan has been prepared in accordance
 the provisions of the Survey Act of the Survey.

S. L. D. Dated 1st day of July A.D. 1924
 Ontario Land Surveyor

Received from J. R. Reginald, Clerk
 H. J. Dunning and registered this 25th day of
 H. J. Dunning plan No. 173

Registrar M.
 This plan has been prepared under our main
 and with our approval for registration

Ontario on Dec 11/24, Witness: H. J. Dunning





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
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**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.:
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1 APPLICANT INFORMATION

1.1, 1.2	NAME	ADDRESS	PHONE/FAX
Registered Owners(s)	Kennedy Colatillo	[REDACTED]	Business () Fax: () E-mail: [REDACTED]
Applicant(s)*	Jim Colatillo	[REDACTED]	Business [REDACTED] Fax: () E-mail: [REDACTED]
Agent or Solicitor	Arthur Compere Compere, Sullivan Brennon	[REDACTED]	Business [REDACTED] Fax: () E-mail: [REDACTED]

* 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 Stoney Creek	Lot 13	Concession	Former Township
Registered Plan N° 675	Lot(s)	Reference Plan N°	Part(s) 1, 2, 3
Municipal Address 32 TRILLIUM AVE	Assessment Roll N° 003020140000000		

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:

CD 128942 Private Right of Way with a City of Hamilton indenture allowing for City Services over private lands

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:

Jim and Denise Colalillo

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) <u>48.74 m</u>	Depth (m) <u>93.71 m</u>	Area (m ² or ha) <u>5016.70 m²</u>
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48.74 x 93.71
396 x 19.89
6.10 x 60.74

Existing Use of Property to be severed:

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

Proposed Use of Property to be severed:

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

Building(s) or Structure(s):

Existing: Single Family Dwelling

Proposed: Single Family Dwelling

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) _____

4.2 Description of land intended to be **Retained**:

Frontage (m) <u>19.68</u>	Depth (m) <u>45.72 m</u>	Area (m ² or ha) <u>899.77 m²</u>
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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 Industrial Commercial
 Agriculture (includes a farm dwelling) Agricultural-Related Vacant
 Other (specify) _____

Building(s) or Structure(s):

Existing: Single Family Dwelling

Proposed: Single Family Dwelling

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): Rural Residential

Urban Hamilton Official Plan designation (if applicable): _____

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

This application is for a lot line adjustment where all conditions are pre-existing so everything conforms to the City of Hamilton Official Plan.

5.2 What is the existing zoning of the subject land? Rural Residential
If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? _____

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"/>	No

A land fill	<input type="checkbox"/>	No
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	No
A provincially significant wetland	<input type="checkbox"/>	No
A provincially significant wetland within 120 metres	<input type="checkbox"/>	No
A flood plain	<input type="checkbox"/>	No
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	No
An active railway line	<input type="checkbox"/>	No
A municipal or federal airport	<input type="checkbox"/>	No

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?
Pre-existing single family residential area dating back to 1924
- 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. - see Schedule "D"
 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
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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.

- 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?

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.

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)	Area (m ² or ha): (from in Section 4.1)
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Existing Land Use: _____ Proposed Land Use: _____

b) Lands to be Retained:

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