



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
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.: HM/A-21:02

APPLICANTS: 2682168 Ontario Corp.

SUBJECT PROPERTY: Municipal address **646-652 Parkdale Ave. N., Hamilton**

ZONING BY-LAW: Zoning By-law 05-200, as Amended By-law 10-128

ZONING: "M6" (Light Industrial) district

PROPOSAL: To allow the retention of the existing industrial buildings on the lands to be severed and retained and to facilitate a severance application notwithstanding that;

652 PARKDALE AVE. NORTH - LOT TO BE SEVERED:

1. A minimum lot area of 1,525 m² shall be provided instead of the minimum required 4,000 m²; and
2. A minimum lot width of 18.0 m shall be provided instead of the minimum required lot width of 45.0 m; and
3. No landscaped area shall be provided abutting a street instead of the minimum required 3.0 m wide landscaped area abutting a street; and
4. A 0.0 m setback from the street line shall be provided for the parking spaces abutting Parkdale Avenue North instead of the minimum required setback of 3.0 m of a street line; and
5. A minimum parking space length of 5.6 m shall be maintained instead of the minimum required of 5.8 m; and
6. To permit the loading space to be provided within the front yard whereas the By-Law states that the location of loading doors and associated loading facilities shall no be permitted within the Front Yard; and
7. No barrier free shall be provided on site instead of the minimum required one (1) barrier free space.

646 PARKDALE AVE. NORTH - LOT TO BE RETAINED:

8. A minimum lot area of 2, 128.0 m² shall be provided instead of the minimum required 4,000 m²; and

9. A minimum lot width of 30.0 m shall be provided instead of the minimum required lot width of 45.0 m; and

10. No minimum yard abutting a street shall be provided instead of the minimum required 3.0 m abutting a street; and

11. No landscaped area shall be provided abutting a street instead of the minimum required 3.0 m wide landscaped area abutting a street; and

12. A 0.0 m setback from the street line shall be provided for the parking spaces abutting Mead Avenue instead of the minimum required setback of 3.0 m of a street line; and

13. A minimum parking space length of 5.6 m shall be maintained instead of the minimum required of 5.8 m; and

14. To permit a group of business establishments within an Industrial Zone which is planned, developed, managed and operated as a unit with shared on-site parking, and containing three (3) separated spaces for lease or occupancy whereas the definition of Planned Business Centre states that a group of business establishments within an Industrial Zone which is planned, developed, managed and operated as a unit with shared on-site parking, and containing four or more separated spaces for lease or occupancy, but shall not be considered as a Shopping Centre; and

15. A minimum of 18 parking spaces shall be provided on site instead of the minimum required 21 parking spaces; and

16. No barrier free shall be provided on site instead of the minimum required one (1) barrier free space.

Note:

Please note that the required parking for the property known as 646 Parkdale Avenue North has been calculated based on a Planned Business Centre.

Please be advised that building Division records indicate that the recognized use for the property known as 646 Parkdale Avenue North, Hamilton is as follows:

Our records indicate that the last recognized use is a multi-tenanted building containing a warehouse, retail and accessory office for floor coverings; an office and a restaurant.

Warehousing, offices and a restaurant are permitted subject to compliance with parking regulations contained in Section 5 of Hamilton Zoning By-law 05-200. Retail of floor coverings may be considered a legally established non-conforming provided this use has continuously existed since prior to May 26, 2010 until present. Alternatively, accessory retail and showroom areas are permitted subject to compliance with Section 9.6.3 o) i) of Hamilton Zoning By-law 05-200.

Please be advised that an application for a change of use permit will be required to establish the new uses on site.

Please be advised that building Division records indicate that the recognized use for the property known as 652 Parkdale Avenue North, Hamilton is as follows:

Building Division records indicate that the recognized use is a machine and fabrication shop and storage building, which is permitted.

Parking has been calculated based on the uses as indicated by the applicant.

Please be advised that an application for a change of use permit will be required to establish the new uses on site.

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

DATE: Thursday, February 4th, 2021
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.

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: January 19th, 2021.

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.

Minor Variance Application Relief Requested:

To allow for the retention of existing industrial buildings on the severed and retained parcels to facilitate Consent Application HM/B-21: _____, notwithstanding that:

646 Parkdale Avenue North (Retained Parcel)	652 Parkdale Avenue North (Severed Parcel)
1. Minimum lot area of 2,128 sq. m. instead of the required 4,000 sq.m.	1. Minimum lot area of 1,525 sq. m. instead of the required 4,000 sq. m.
2. Minimum lot width of 30 metres instead of the required 45 metres.	2. Minimum lot width of 18 metres instead of the required 45 metres.
3. No minimum yard abutting a street instead of the required minimum 3 meter yard abutting a street.	3. No landscaped area abutting a street instead of the required minimum 3 metre wide landscaped area.
4. No landscaped area abutting a street instead of the required minimum 3 metre wide landscaped area.	4. A loading facility shall be located within a Front Yard.

PLEASE INCLUDE ANY OTHER VARIANCES AS DEEMED REQUIRED BY THE BUILDING DEPARTMENT.

Additional Information:

Uses within each building

646 Parkdale Avenue North (+/- 11,700 sq. ft / 1,087 sq. m.)	652 Parkdale Avenue North (+/- 9,160 sq. ft. / 851 sq. m.)
Unit 1, approx. 4,600 sq. ft. – Vacant	Tradesperson’s Shop – Front half of building (includes approx. 1,100 sq. ft office area)
Unit 2, approx. 3,800 sq. ft. – Office 2,000 sq, ft and Warehouse 1,800 sq. ft.	Warehouse – Rear half of building (no office space)
Unit 3, approx. 3,300 sq. ft., – Equipment and Machinery Service Establishment (no office space)	



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

**PLEASE FILL OUT THE FOLLOWING PAGES AND
RETURN TO THE CITY OF HAMILTON PLANNING
DEPARTMENT.**

FOR OFFICE USE ONLY.

APPLICATION NO. _____ DATE APPLICATION RECEIVED _____

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S
SIGNATURE _____

CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT
HAMILTON, ONTARIO

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. Name of Owner 2682168 Ontario Corp. Telephone No. [REDACTED]
FAX NO. _____ E-mail address. [REDACTED]
2. Address [REDACTED]
Postal Code [REDACTED]
3. Name of Agent _____ Telephone No. _____
FAX NO. _____ E-mail address. _____
4. Address _____
Postal Code _____

Note: Unless otherwise requested all communications will be sent to the agent, if any.

5. Names and addresses of any mortgagees, holders of charges or other encumbrances:

TD Bank _____ Postal Code _____

_____ Postal Code _____

6. Nature and extent of relief applied for:

See attached sheet.

Approval of any required variances to facilitate approval of the associated Consent Application,
which is required in order to correct an inadvertent merger of 2 lots into 1.

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

Existing Buildings. Correction of an inadvertent merger of 2 lots into 1.

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):

RETAINED: 646 Parkdale Avenue North - Part 1 on Plan 62R-11025

SEVERED: 652 Parkdale Avenue North - PT LT 32, CON BROKEN FRONT SALT FLEET HAMILTON

9. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial

Agricultural Vacant

Other _____

9.1 If Industrial or Commercial, specify use

Warehouse, Office, Equipment and Machinery Service Establishment, Tradesperson's Shop

9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes No Unknown

9.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes No Unknown

9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes No Unknown

9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes No Unknown

9.6 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

9.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes No Unknown

9.8 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

9.9 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

9.10 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

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

Environmental Report has been prepared and is available.


9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, 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

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.

January 5th, 2021
Date


Signature Property Owner

2682168 Ontario Corp.
Print Name of Owner

10. Dimensions of lands affected:

Frontage Severed - 18.2 m, Retained - 30.1 m
Depth Severed - 83.8 m, Retained - 70.7 m
Area Severed - 1,525 m2, Retained - 2,128 m2
Width of street _____

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: Retained lands - 1 storey building (no basement) with approx. area of 1,087 sq. m. (11,700 sq. ft.), +/- 30m width, +/- 36.3m length
Severed lands - 1 storey building front half, 1 1/2 storey in rear half (no basement) with approx. area of 851 sq. m. (9,160 sq. ft.), +/- 12.8m width front half of bldg, +/- 16.8m width rear half of bldg, +/-60.3m length

Proposed: None

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

Existing: See attached sketch.

Proposed: None

13. Date of acquisition of subject lands:

March 2019

14. Date of construction of all buildings and structures on subject lands:

Original date of construction unknown. Building on 646 Parkdale Ave N existed at least since 1990. Building on 652 Parkdale Ave N existed at least since 1975.

15. Existing uses of the subject property: Industrial

16. Existing uses of abutting properties: Industrial

17. Length of time the existing uses of the subject property have continued:

Unknown, but at least 5-10 years.

18. Municipal services available: (check the appropriate space or spaces)

Water	<input checked="" type="checkbox"/>	Connected	<input checked="" type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>	Connected	<input checked="" type="checkbox"/>
Storm Sewers	<input checked="" type="checkbox"/>		

19. Present Official Plan/Secondary Plan provisions applying to the land:

Employment Area - Industrial Land

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:

Light Industrial (M6) Zone

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

Yes

No

If the answer is yes, describe briefly.

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

Yes

No

23. 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.

NOTE: It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps



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E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-21:01

SUBJECT PROPERTY: 646 & 652 Parkdale Ave. S., 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): 2682168 Ontario Inc., owner

PURPOSE OF APPLICATION: This application is in respect to a correction of title.

Severed lands:

18.2m[±] x 83.8m[±] and an area of 1,525m^{2±}

Retained lands:

30.1m[±] x 70.7m[±] and an area of 2,128m^{2±}

**This application will be heard in conjunction with
Minor Variance Application HM/A-21:02**

The Committee of Adjustment will hear this application on:

DATE: Thursday, February 4th , 2021

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

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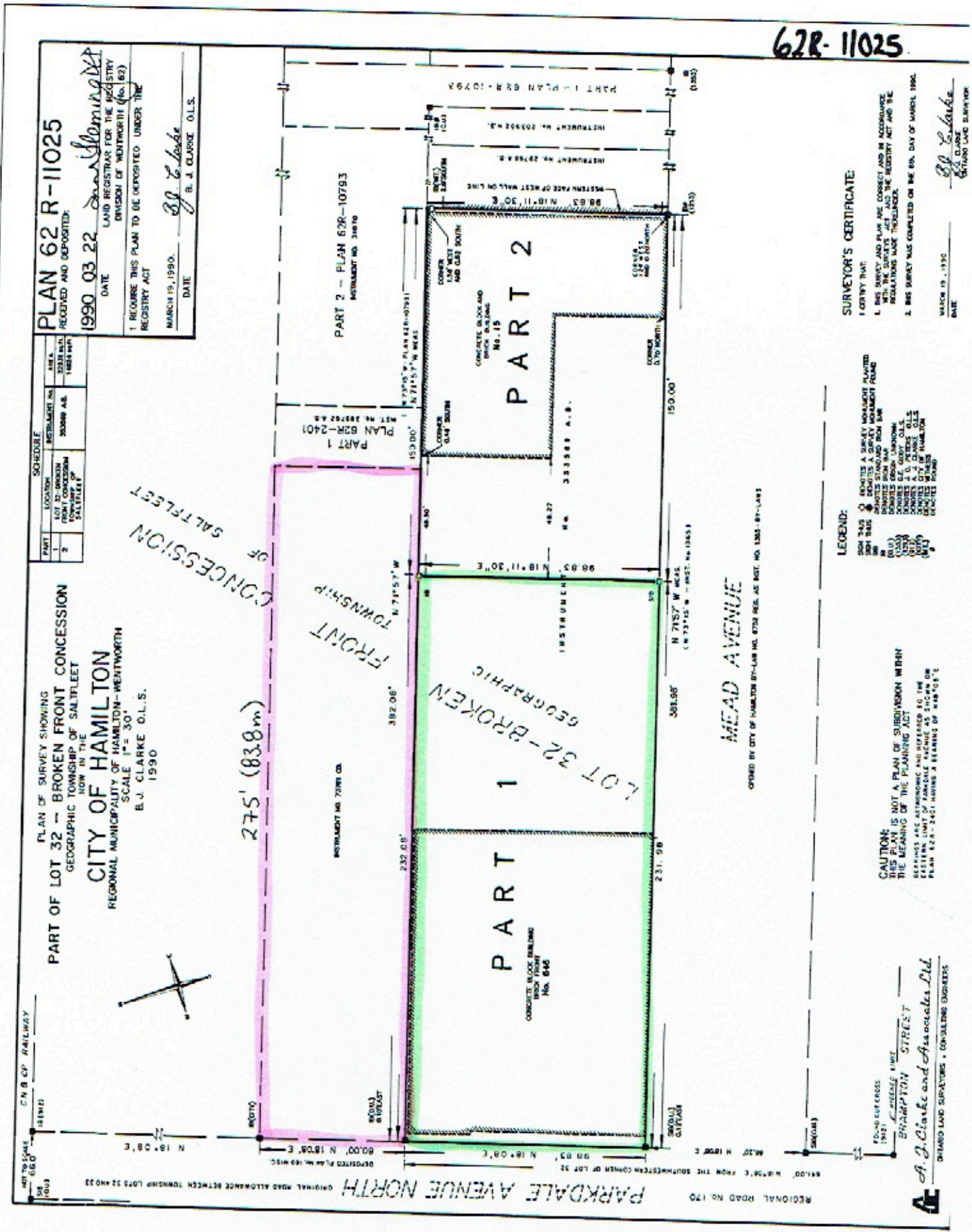
DATED: January 19th, 2021

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

62R-11025



SEVERED
 652 Parkdale Avenue North

RETAINED
 646 Parkdale Avenue North



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:	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)	2682168 Ontario Corp.	646 and 652 Parkdale Avenue North	
Applicant(s)*	Same as above		Business () Fax: () E-mail:
Agent or Solicitor			Business () Fax: () E-mail:

* 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 32	Concession Broken Front Concession	Former Township Saltfleet
Registered Plan N°.	Lot(s)	Reference Plan N°. 646 Parkdale Ave N 62R-11025	Part(s) 646 Parkdale Ave N - Part 1
Municipal Address 646 and 652 Parkdale Avenue North			Assessment Roll N°. 050401001900000 050401001600000

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):

- | | |
|---|--|
| <input type="checkbox"/> creation of a new lot | Other: <input type="checkbox"/> a charge |
| <input type="checkbox"/> creation of a new non-farm parcel
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation) | <input type="checkbox"/> a lease |
| <input type="checkbox"/> addition to a lot | <input type="checkbox"/> a correction of title |
| | <input type="checkbox"/> an easement |

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

***** Ontario Corporation

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

N/A

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)
18.2	83.8	1,525 m ²

Existing Use of Property to be severed:

- | | | |
|---|--|-------------------------------------|
| <input type="checkbox"/> Residential | <input checked="" type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Proposed Use of Property to be severed:

- | | | |
|---|--|-------------------------------------|
| <input type="checkbox"/> Residential | <input checked="" type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Other (specify) _____ | | |

Building(s) or Structure(s):

Existing: Industrial Building

Proposed: N/A

Type of access: (check appropriate box)

- | | |
|---|--|
| <input type="checkbox"/> provincial highway | <input type="checkbox"/> right of way |
| <input type="checkbox"/> municipal road, seasonally maintained | <input type="checkbox"/> other public road |
| <input checked="" type="checkbox"/> municipal road, maintained all year | |

Type of water supply proposed: (check appropriate box)

- | | |
|--|--|
| <input checked="" type="checkbox"/> publicly owned and operated piped water system | <input type="checkbox"/> lake or other water body |
| <input type="checkbox"/> privately owned and operated individual well | <input type="checkbox"/> other means (specify) _____ |

Type of sewage disposal proposed: (check appropriate box)

- | |
|--|
| <input checked="" type="checkbox"/> publicly owned and operated sanitary sewage system |
| <input type="checkbox"/> privately owned and operated individual septic system |
| <input type="checkbox"/> other means (specify) _____ |

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

Frontage (m)	Depth (m)	Area (m ² or ha)
30.1	70.7	2,128 m ²

Existing Use of Property to be retained:

- | | | |
|---|--|-------------------------------------|
| <input type="checkbox"/> Residential | <input checked="" type="checkbox"/> Industrial | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Agriculture (includes a farm dwelling) | <input type="checkbox"/> Agricultural-Related | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> 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: Industrial Building

Proposed: 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): N/A

Urban Hamilton Official Plan designation (if applicable) Employment Area - Industrial Land

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

Application maintains a wide range of employment uses in keeping with the direction of the Urban 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? Light Industrial (M6) Zone

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"/>	N/A

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 checked="" type="checkbox"/>	Surrounded by various industrial uses.
An active railway line	<input type="checkbox"/>	Within +/- 190 metres
A municipal or federal airport	<input type="checkbox"/>	N/A

6 PREVIOUS USE OF PROPERTY

- Residential Industrial Commercial
 Agriculture Vacant Other (specify)

Warehouse, Office, Equipment and Machinery Service Establishment, Tradesperson's Shop

- 6.1 If Industrial or Commercial, specify use Warehouse, Office, Equipment and Machinery Service Establishment, Tradesperson's Shop
- 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?
Environmental Report has been prepared and is available.
- 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 No change in use proposed. Lands are remaining industrial.

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)

This application is consistent with the PPS in that it maintains a range and choice of suitable sites for employment uses which support a wide range of economic activities.

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

Maintains industrial uses within an established employment area.

- 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.

N/A

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?
Year and a half

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 Submitted concurrently with this application.

10 RURAL APPLICATIONS

10.1 Rural Hamilton Official Plan Designation(s)

- Agricultural
- Mineral Aggregate Resource Extraction
- Rural Settlement Area (specify) _____
- Rural
- Open Space
- Specialty Crop
- Utilities

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.

This application is required as a result of an inadvertent merger of two abutting industrial properties into one. There is no change being proposed to the exiting buildings or uses.

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