

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-20:274

APPLICANTS: Urban Solutions c/o M. Johnston on behalf of the owner
Stephen Ford

SUBJECT PROPERTY: Municipal address **130 Huxley Ave. S., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended by By-law 87-09

ZONING: "C"district Urban Protected Residential, etc.

PROPOSAL: To facilitate the creation of two (2) lots in conjunction with Severance Application HM/B-20:94, and the construction of a single family dwelling on the portion of the lands to be severed, notwithstanding that:

1. A minimum front yard depth of 4.5 metres shall be provided for the portion of the lands to be severed, instead of the minimum required front yard depth of 6.0
2. A minimum northerly side yard width of 0.6 metres shall be provided for the portion of the lands to be severed, instead of the minimum required northerly side yard width of 1.2 metres.
3. A minimum lot width of 7.96 metres shall be provided for the portion of the lands to be severed instead of the minimum required lot width of 12.0 metres.
4. A minimum lot width of 9.33 metres shall be provided for the portion of the lands to be retained instead of the minimum required lot width of 12.0 metres.
5. A minimum lot area of 305.76 square metres shall be provided for the portion of the lands to be severed instead of the minimum required lot area of 360.0 square metres.
6. A minimum lot area of 296.44 square metres shall be provided for the portion of the lands to be retained instead of the minimum required lot area of 360.0 square metres.
7. No onsite manoeuvring shall be provided for the two (2) required parking spaces for the portion of the lands to be severed, instead of the requirement that a manoeuvring space abutting and accessory to each required parking space shall be provided and maintained on the lot.
8. No onsite manoeuvring shall be provided for the two (2) required parking spaces for the portion of the lands to be retained, instead of the requirement that a manoeuvring space abutting and accessory to each required parking space shall be provided and maintained on the lot.

NOTE:

1. Please note this application is to be heard in conjunction with Severance Application HM/B-20:94.
2. Specific details regarding the percentage of gross area of the front yard that is to be used for landscaping have not been provided. Further variances may be required if compliance with Section 18(14)(i) cannot be achieved.
3. Specific details regarding proposed yard encroachments and other supplementary requirements as established by Section 18, were not included as part of this application. Further variances may be required if compliance with Section 18 cannot be achieved.
4. Construction of the proposed development is subject to the issuance of a building permit in the normal manner. Be advised that Ontario Building Code regulations may require specific setbacks and construction types.

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

DATE:	Thursday, February 4th, 2021
TIME:	1:50 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

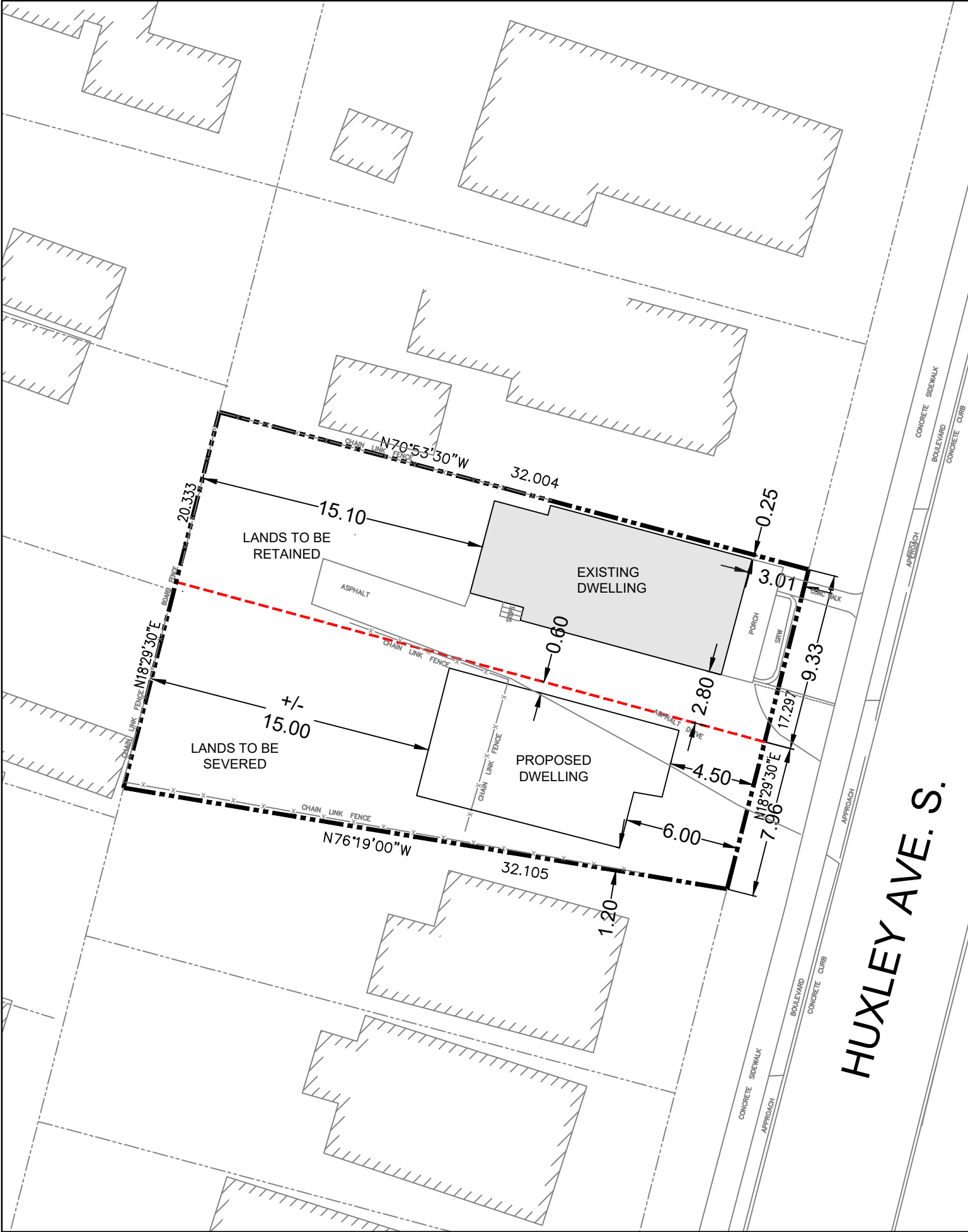
For more information on this matter, including access to drawings illustrating this request:

- 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.



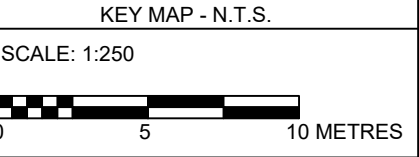
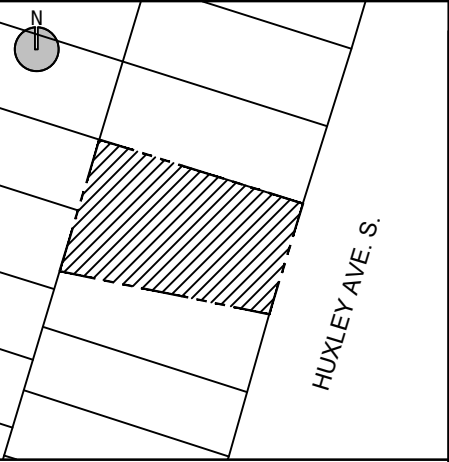
DEVELOPMENT STATISTICS			
Existing Zoning: "C" (Urban Protected Residential)			
Item	Required	Severed	Retained
Permitted Uses: Residential Uses	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
Max. Building Height	11.0 m	TBC	TBC
Min. Front Yard	6.0 m	4.5 m (MVR 1)	3.01 m (MVR5)
Min. Side Yard	1.2 m	0.6 m (MVR 2)	0.25 m (MVR 6)
Min. Rear Yard	7.5 m	7.5 m	15.10 m
Min. Lot Width	12.0 m	7.96 m (MVR 3)	9.33 m (MVR7)
Min. Lot Area	360.0 m ²	305.67 m ² (MVR 4)	296.44 m ² (MVR 8)

VARIANCES TO ZONING BY-LAW NO. 6593 "C" DISTRICT (SEVERED)

- VARIANCE #1** - TO PERMIT A MINIMUM FRONT YARD OF 4.5 METRES, WHEREAS 6.0 METRES IS REQUIRED.
- VARIANCE #2** - TO PERMIT A MINIMUM SIDE YARD OF 0.6 METRES WHEREAS 1.2 METRES IS REQUIRED.
- VARIANCE #3** - TO PERMIT A MINIMUM LOT WIDTH OF 7.75 METRES WHEREAS 12.0 METRES IS REQUIRED.
- VARIANCE #4** - TO PERMIT A MINIMUM LOT AREA OF 300.0 METRES WHEREAS 360 METRES IS REQUIRED.

VARIANCES TO ZONING BY-LAW NO. 6593 "C" DISTRICT (RETAINED)

- VARIANCE #5** - TO PERMIT A MINIMUM FRONT YARD OF 2.75 METRES, WHEREAS 6.0 METRES IS REQUIRED.
- VARIANCE #6** - TO PERMIT A MINIMUM SIDE YARD OF 0.2 METRES WHEREAS 1.2 METRES IS REQUIRED.
- VARIANCE #7** - TO PERMIT A MINIMUM LOT WIDTH OF 9.25 METRES WHEREAS 12.0 METRES IS REQUIRED.
- VARIANCE #8** - TO PERMIT A MINIMUM LOT AREA OF 290.0 METRES WHEREAS 360 METRES IS REQUIRED.



- LEGEND:
- SUBJECT LANDS
 - PROPOSED SEVERANCES
 - EXISTING BUILDINGS
 - EXISTING FENCE

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DESIGN BY: L. DRENNAN	CHECKED BY: M. JOHNSTON
DRAWN BY: L. DRENNAN	DATE: DECEMBER 2, 2020



URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT

3 STUDEBAKER PLACE, UNIT 1
HAMILTON, ON L8L 0C8
905-546-1087 - urbansolutions.info

PROJECT:

130 HUXLEY AVE. S.
CITY OF HAMILTON

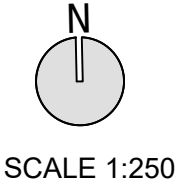
CLIENT:

Mr. Stephen Ford

TITLE:

COMMITTEE OF
ADJUSTMENT SKETCH

U/S FILE NUMBER: 378-20	SHEET NUMBER: 1
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December 3, 2020

378-20

Via Email

Jamila Sheffield
Secretary Treasurer, Committee of Adjustment

City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Sheffield:

**RE: 130 Huxley Avenue South, City of Hamilton
Consent to Sever Application**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultants acting on behalf of Stephen Ford, the registered owner of the lands municipally known as 130 Huxley Avenue South, in the City of Hamilton (subject lands). On behalf of the owner, UrbanSolutions has prepared the enclosed Consent to Sever and Minor Variance Application to the City of Hamilton.

The subject lands are designated Neighbourhoods in the Urban Hamilton Official Plan (UHOP) and are located in the (Urban Protected Residential) "C" District of the former City of Hamilton Zoning By-law No. 6593. The subject lands currently have a frontage of more than 17 metres, considerably wider than the balance of the residential neighbourhood. The lot contains a single detached dwelling on the north half of the lot leaving the south half of the site vacant making it a candidate for the proposed severance.

The purpose of the Consent to Sever application is to separate the subject lands in to two (2) separate parcels. The lands to be severed are proposed for a new single detached dwelling with a total lot area of 305.62m². The existing dwelling on the retained lands will remain while having a lot area of 296.44 m².

The Consent to Sever application is in keeping with Section 53(1) of the *Planning Act*, R.S.O, 1990, as amended, as a plan of subdivision is not necessary for the proper and orderly development of the subject lands. The subject lands have access to full municipal services and can be considered a reasonable subdivision of land without being subject to the provisions of a full Draft Plan of Subdivision.

The purpose of the Minor Variance application is to facilitate the development of a single detached dwelling on the lot that is to be severed. The requested minor variances for the lands to be retained reflect the existing non-conformities at 130 Huxley Avenue South. The division of lands and minor variances are outlined on the enclosed Committee of Adjustment Sketch in addition to below:

Lands to be Severed

1. To permit a minimum front yard of 4.5 metres, whereas 6.0 metres is required.
2. To permit a minimum side yard of 0.6 metres whereas 1.2 metres is required.
3. To permit a minimum lot width of 7.75 metres whereas 12.0 metres is required.
4. To permit a minimum lot area of 300.0 metres whereas 360.0 metres is required.

Lands to be Retained

5. To permit a minimum front yard of 2.75 metres, whereas 6.0 metres is required.
6. To permit a minimum side yard of 0.2 metres whereas 1.2 metres is required.
7. To permit a minimum lot width of 9.25 metres whereas 12.0 metres is required.
8. To permit a minimum lot area of 290.0 metres whereas 360 metres is required.

Section 45(1) of the *Planning Act*, R.S.O., 1990, as amended, requires a Minor Variance to satisfy four tests. As noted earlier, the subject property has considerably more frontage than the other lots on this street. With the position of the existing dwelling on the north half of the lot, the proposed severance accommodates a new dwelling, filling in the gap along the streetscape. With the variances proposed, the severance makes the lots and dwellings to be more in keeping and compatible with the surrounding neighbourhood. As such, the proposed variances satisfy the four test contained Section 45(1) of the Planning Act and represent good land use planning.

In support of this application, please find enclosed the following:

- One (1) copy of a completed Consent to Sever application form;
- One (1) copy of the completed Minor Variance application form;
- One (1) copy of the Committee of Adjustment Sketch prepared by UrbanSolutions;
- One (1) cheque in the amount of **\$2,845.00** made payable to the City of Hamilton for the Consent to Sever application; and,
- One (1) cheque in the amount of **\$3,302.00** payable to the City of Hamilton for the Minor Variance application.

We trust the enclosed is in order; however, please feel free to contact the undersigned with any questions.

Regards,

UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Brandon Petter, MPlan
Planner

cc: Mr. Stephen Ford
Mr. Charles Wah, Wilson Infill Developments Ltd.
Mr. Sergio Manchia, UrbanSolutions



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 Mr. Stephen Ford Telephone No. [REDACTED]
FAX NO. _____ E-mail address. [REDACTED]
2. Address [REDACTED]

Postal Code [REDACTED]
3. Name of Agent UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston. Telephone No. [REDACTED]
FAX NO. _____ E-mail address. [REDACTED]
4. Address [REDACTED]

Postal Code [REDACTED]

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:
N/A

Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:

[Please refer to cover letter for requested variances.](#)

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

[Please refer to cover letter for details.](#)

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

[Lot 159 Registered Plan 512 in the City of Hamilton](#)

[130 Huxley Street South, Hamilton](#)

9. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐

Agricultural ☐ Vacant ☐

Other

9.1 If Industrial or Commercial, specify use

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?

Consultation with owner.

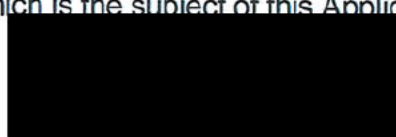
9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed. N/A

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.

Dec. 2, 2020
Date


Signature Property Owner

Mr. Stephen Ford
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>7.96 m (Severed) & 9.33 m (Retained)</u>
Depth	<u>32.00 m</u>
Area	<u>305.67 m² (Severed) & 296.44 m² (Retained)</u>
Width of street	<u>+/-18.24 m</u>

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: Please refer to enclosed cover letter and sketch.

Proposed: Please refer to enclosed cover letter and sketch.

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

Existing: Please refer to enclosed cover letter and sketch.

Proposed: Please refer to enclosed cover letter and sketch.

13. Date of acquisition of subject lands:

Unknown

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

Unknown

15. Existing uses of the subject property: Residential

16. Existing uses of abutting properties: Residential

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

Unknown

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

Water X Connected _____

Sanitary Sewer X Connected _____

Storm Sewers X _____

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

Neighbourhoods Designation in Urban Hamilton Official Plan

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

"C" (Urban Protected Residential) District in the City of Hamilton Zoning By-law No. 6593

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

Yes

No

If the answer is yes, describe briefly.

N/A

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



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: HM/B-20:94

SUBJECT PROPERTY: 130 Huxley 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): Urban Solutions c/o M. Johnston on behalf of the owner Stephen Ford

PURPOSE OF APPLICATION: To permit the conveyance of a new lot for residential purposes.

Severed lands:

7.96m[±] x 32.0m[±] and an area of 305.67m² [±]

Retained lands:

9.33m[±] x 32.0m[±] and an area of 296.44m² [±]

The Committee of Adjustment will hear this application on:

DATE: Thursday, February 4th , 2021

TIME: 1:50 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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MORE INFORMATION

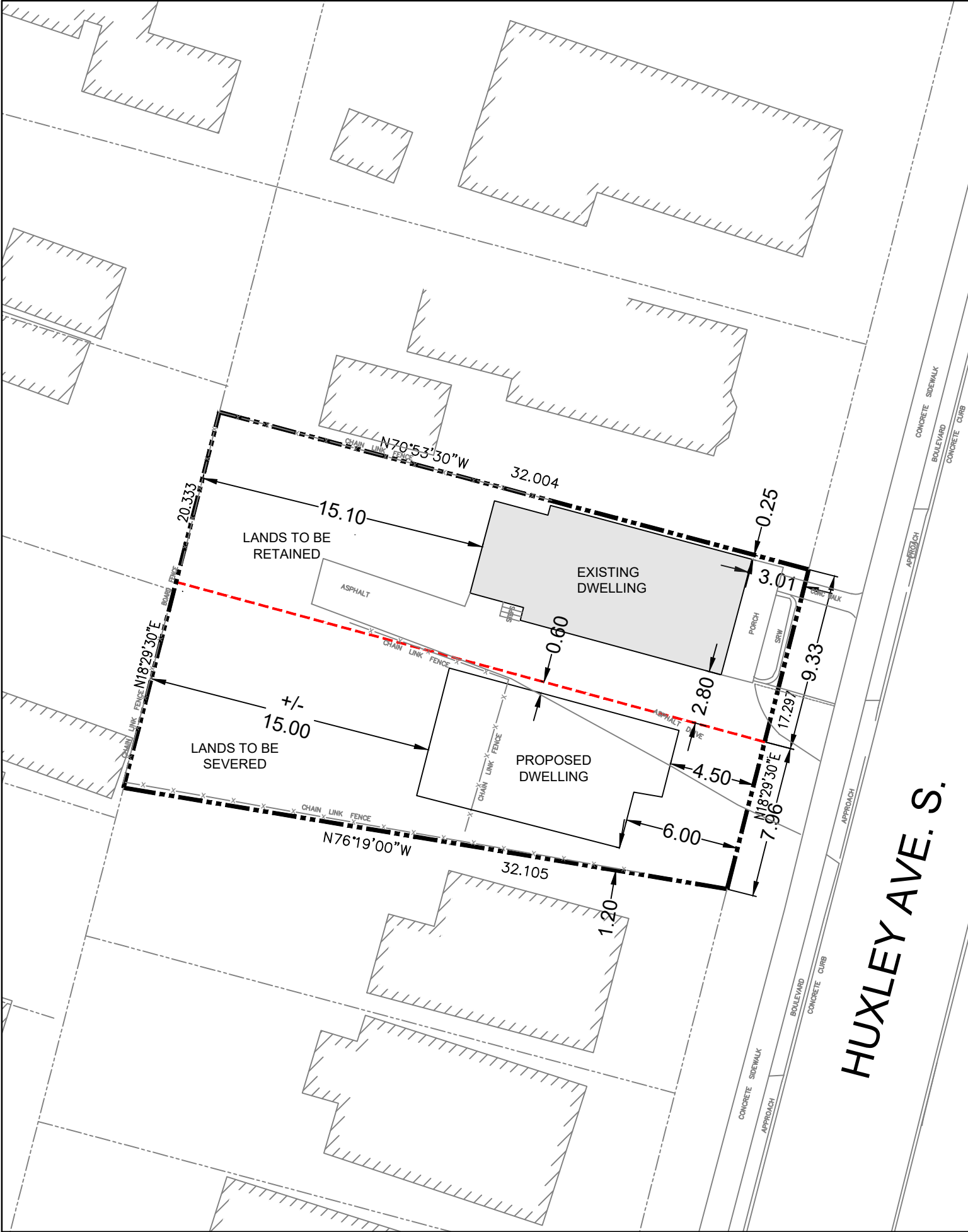
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DATED: January 19th, 2021

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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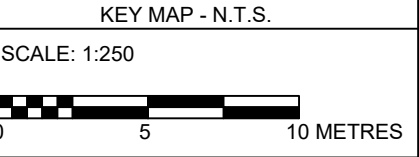
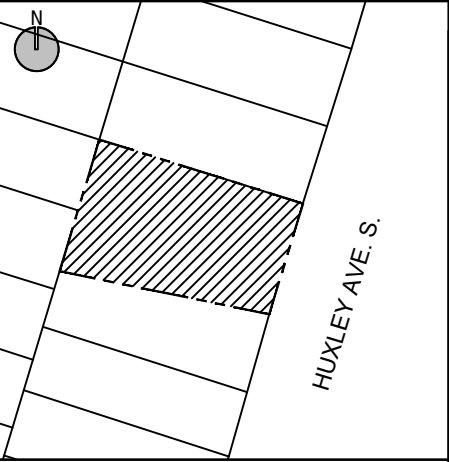
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Existing Zoning: "C" (Urban Protected Residential)			
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Permitted Uses: Residential Uses	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
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Min. Front Yard	6.0 m	4.5 m (MVR 1)	3.01 m (MVR5)
Min. Side Yard	1.2 m	0.6 m (MVR 2)	0.25 m (MVR 6)
Min. Rear Yard	7.5 m	7.5 m	15.10 m
Min. Lot Width	12.0 m	7.96 m (MVR 3)	9.33 m (MVR7)
Min. Lot Area	360.0 m ²	305.67 m ² (MVR 4)	296.44 m ² (MVR 8)

VARIANCES TO ZONING BY-LAW NO. 6593 "C" DISTRICT (SEVERED)

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- SUBJECT LANDS
 - PROPOSED SEVERANCES
 - EXISTING BUILDINGS
 - X---X--- EXISTING FENCE

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
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DESIGN BY: L. DRENNAN	CHECKED BY: M. JOHNSTON
DRAWN BY: L. DRENNAN	DATE: DECEMBER 2, 2020



URBANSOLUTIONS
PLANNING & LAND DEVELOPMENT

3 STUDEBAKER PLACE, UNIT 1
HAMILTON, ON L8L 0C8
905-546-1087 – urbansolutions.info

PROJECT:

130 HUXLEY AVE. S.
CITY OF HAMILTON

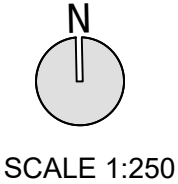
CLIENT:

Mr. Stephen Ford

TITLE:

COMMITTEE OF
ADJUSTMENT SKETCH

U/S FILE NUMBER: 378-20	SHEET NUMBER: 1
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December 3, 2020

378-20

Via Email

Jamila Sheffield
Secretary Treasurer, Committee of Adjustment

City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Sheffield:

**RE: 130 Huxley Avenue South, City of Hamilton
Consent to Sever Application**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultants acting on behalf of Stephen Ford, the registered owner of the lands municipally known as 130 Huxley Avenue South, in the City of Hamilton (subject lands). On behalf of the owner, UrbanSolutions has prepared the enclosed Consent to Sever and Minor Variance Application to the City of Hamilton.

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The purpose of the Consent to Sever application is to separate the subject lands in to two (2) separate parcels. The lands to be severed are proposed for a new single detached dwelling with a total lot area of 305.62m². The existing dwelling on the retained lands will remain while having a lot area of 296.44 m².

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The purpose of the Minor Variance application is to facilitate the development of a single detached dwelling on the lot that is to be severed. The requested minor variances for the lands to be retained reflect the existing non-conformities at 130 Huxley Avenue South. The division of lands and minor variances are outlined on the enclosed Committee of Adjustment Sketch in addition to below:

Lands to be Severed

1. To permit a minimum front yard of 4.5 metres, whereas 6.0 metres is required.
2. To permit a minimum side yard of 0.6 metres whereas 1.2 metres is required.
3. To permit a minimum lot width of 7.75 metres whereas 12.0 metres is required.
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Lands to be Retained

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- One (1) copy of the completed Minor Variance application form;
- One (1) copy of the Committee of Adjustment Sketch prepared by UrbanSolutions;
- One (1) cheque in the amount of **\$2,845.00** made payable to the City of Hamilton for the Consent to Sever application; and,
- One (1) cheque in the amount of **\$3,302.00** payable to the City of Hamilton for the Minor Variance application.

We trust the enclosed is in order; however, please feel free to contact the undersigned with any questions.

Regards,

UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Brandon Petter, MPlan
Planner

cc: Mr. Stephen Ford
Mr. Charles Wah, Wilson Infill Developments Ltd.
Mr. Sergio Manchia, UrbanSolutions



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)	Mr. Stephen Ford		Business Fax: () E-mail:
Applicant(s)*	Same as owner		Business () Fax: () E-mail:
Agent or Solicitor	UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston		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	Concession	Former Township
Registered Plan N°.	Lot(s)	Reference Plan N°.	Part(s)
Municipal Address 130 Huxley Street South	Assessment Roll N°.		

2.2 Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☐ No ☐ Unknown

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: Unknown

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) +/- 7.96 m	Depth (m) +/- 32.0 m	Area (m ² or ha) +/-305.67 m2
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Existing Use of Property to be severed:

- ☒ Residential
☐ 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: Refer to enclosed Severance Sketch.

Proposed: Residential 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) +/-9.33 m	Depth (m) +/-32.0 m	Area (m ² or ha) +/- 296.44 m2
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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: Residential dwelling.

Proposed: Residential dwelling to remain.

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) Unknown

- ☐ 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): Neighbourhoods

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

The Neighbourhoods designation permits residential uses which is proposed on the subject lands.

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? "C" (Urban Protected Residential, Etc.) in City of Hamilton Zoning By-law No. 6593.

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 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?
Consultation with the owner.
- 6.12 If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.
 Is the previous use inventory attached?
☐ Yes ☐ No N/A

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
- _____

Please refer to cover letter.

- b) Is this application consistent with the Provincial Policy Statement (PPS)?
☒ Yes ☐ No (Provide explanation)

Please refer to cover letter.

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

Please refer to cover letter.

- 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

N/A

- 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 N/A
(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 N/A (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 N/A (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.

N/A

- 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.

N/A

- 8.4 How long has the applicant owned the subject land?

Unknown

- 8.5 Does the applicant own any other land in the City? ☐ Yes ☐ No Unknown
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.

N/A

- 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 N/A Status N/A

10 RURAL APPLICATIONS

- 10.1 Rural Hamilton Official Plan Designation(s)

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> Agricultural | <input type="checkbox"/> Rural | <input type="checkbox"/> Specialty Crop |
| <input type="checkbox"/> Mineral Aggregate Resource Extraction | <input type="checkbox"/> Open Space | <input type="checkbox"/> Utilities |
| <input type="checkbox"/> 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)

- | | |
|--|---------------------------|
| <input type="checkbox"/> Agricultural Severance or Lot Addition | } (Complete Section 10.3) |
| <input type="checkbox"/> Agricultural Related Severance or Lot Addition | |
| <input type="checkbox"/> Rural Resource-based Commercial Severance or Lot Addition | |
| <input type="checkbox"/> Rural Institutional Severance or Lot Addition | |