

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-21:03

SUBJECT PROPERTY: 27 Hollywood St. N., 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): Agent Graham Barrett
Owners A & M Khan

PURPOSE OF APPLICATION: To permit the creation of a new lot to facilitate the proposed use of a single family dwelling.

Severed lands:
12.19 m[±] x 30.48 m[±] and an area of 371.6 m²±

Retained lands:
12.19 m[±] x 30.48 m[±] and an area of 371.6 m²±

The Committee of Adjustment will hear this application on:

DATE: Thursday, February 18th , 2021
TIME: 3;10 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

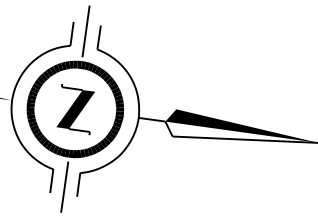
DATED: February 2nd, 2021

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.

CAUTION

- (A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- (B) THIS SKETCH IS PROTECTED BY COPYRIGHT.



NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY

SKETCH FOR PLANNING PURPOSES ONLY

27 HOLLYWOOD STREET NORTH
CITY OF HAMILTON

REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 200



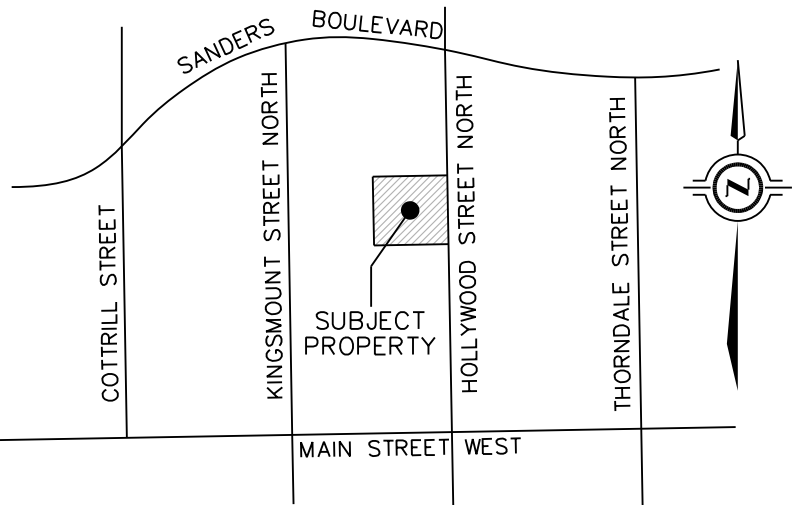
J.D. BARNES LIMITED

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METRIC NOTE

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

KEY PLAN (not to scale)



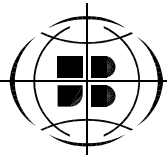
CITY OF HAMILTON

LEGAL DESCRIPTION

LOTS 414, 415 AND PART OF LOT 413, REGISTERED PLAN 647.

BOUNDARY INFORMATION HAS BEEN DERIVED FROM A FIELD SURVEY DATED FEBRUARY 25, 2020. THIS IS NOT A PLAN OF SURVEY.

DATE _____ DASHA PAGE
ONTARIO LAND SURVEYOR



J.D. BARNES
LIMITED

LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

SURVEYING
MAPPING
GIS

DR	DRAWN
AJGH	CHECKED
02/03/2020	DATED:
20-16-021-00	Ref. No.

G:\2020\20-16-021\00\Drawing\20-16-021-00(LDC).dgn 3/6/2020 PLOTTED



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)	ALIYA AND MOIN KHAN	[REDACTED]	Business () Fax: () E-mail: [REDACTED]
Applicant(s)*	GRAHAM BARRETT BARRETT MUNICIPAL CONSULTING	[REDACTED]	Business [REDACTED] Fax: () E-mail: [REDACTED]
Agent or Solicitor	GRAHAM BARRETT BARRETT MUNICIPAL CONSULTING	[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 HAMILTON	Lot	Concession	Former Township
Registered Plan N°. 647	Lot(s) 414, 415 PART OF LOT 413	Reference Plan N°.	Part(s)
Municipal Address 27 HOLLYWOOD STREET NORTH, HAMILTON, ON, L8S 3A9			Assessment Roll N°. 01003200220

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

☐ Yes ☒ No

If YES, describe the easement or covenant and its effect:

3 PURPOSE OF THE APPLICATION

3.1 Type and purpose of proposed transaction: (check appropriate box)

a) Urban Area Transfer (do not complete Section 10):

- ☒ creation of a new lot
☐ addition to a lot
☐ an easement

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

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

- ☐ creation of a new lot
- ☐ creation of a new non-farm parcel
(i.e. a lot containing a surplus farm dwelling
resulting from a farm consolidation)
- ☐ addition to a lot
- Other: ☐ a charge
- ☐ a lease
- ☐ a correction of title
- ☐ an easement

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

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

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be Severed:

Frontage (m)	Depth (m)	Area (m² or ha)
12.19	30.48	371.6M2

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: 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)	Depth (m)	Area (m² or ha)
12.19	30.48	371.6M2

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: 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) _____

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

☒ electricity

☒ telephone

☒ school bussing

☒ garbage collection

5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Urban Hamilton Official Plan designation (if applicable) NEIGHBOURHOODS

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

RESIDENTIAL INTENSIFICATION IS A KEY COMPONENT OF HAMILTON'S GROWTH STRATEGY AND IS ESSENTIAL TO MEET GROWTH AND EMPLOYMENT TARGETS. INTENSIFICATION CONTRIBUTES TO CREATING AND MAINTAINING VIBRANT NEIGHBOURHOODS, NODES AND CORRIDORS AND CAN PROVIDE A WIDER RANGE OF HOUSING TYPES TO MEET THE NEEDS OF HAMILTON'S CURRENT AND FUTURE POPULATION. THIS SPECIFIC INTENSIFICATION WILL BE COMPATIBLE WITH EXISTING USES AND NEIGHBOURHOOD CHARACTER.

5.2 What is the existing zoning of the subject land? C/S-1335, C/S1335a, C, C/S1788
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"/>	

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

6 PREVIOUS USE OF PROPERTY

- ☒ Residential ☐ Industrial ☐ Commercial
☐ Agriculture ☐ 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?
THIS IS A RESIDENTIAL PROPERTY IN AN ESTABLISHED RESIDENTIAL AREA.
- 6.12 If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.
Is the previous use inventory attached?
☐ Yes ☐ No

7 PROVINCIAL POLICY

- 7.1 a) Is this application consistent with the Policy Statements issued under subsection of the *Planning Act*? (Provide explanation)
- ☒ Yes ☐ No
- _____

THIS PROPOSAL WILL BE BE CONSISTENT WITH THE POLICY STATEMENTS ISSUED UNDER THE PLANNING ACT AND SHALL CONFORM WITH PROVINCIAL PLANS THAT ARE IN EFFECT.

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

THIS PROPOSAL WILL HELP TO PROVIDE FOR AN APPROPRIATE RANGE AND MIX OF HOUSING OPTIONS AND DENSITIES REQUIRED TO MEET PROJECTED REQUIREMENTS OF CURRENT AND FUTURE RESIDENTS OF THE REGIONAL MARKET AREA.

- c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
☒ Yes ☐ No (Provide explanation)
THE GGH WILL HAVE SUFFICIENT HOUSING SUPPLY THAT REFLECTS MARKET DEMAND AND WHAT NEEDED IN LOCAL COMMUNITIES. RESIDENTS WILL HAVE EASY ACCESS TO FOOD, SHELTER, EDUCATION, HEALTH CARE, ARTS AND RECREATION, AND INFORMATION TECHNOLOGY. URBAN CENTRES WILL BE VIBRANT AND CHARACTERIZED BY MORE COMPACT DEVELOPMENT PATTERNS THAT SUPPORT CLIMATE CHANGE MITIGATION AND ADAPTATION, AND PROVIDE A DIVERSITY OF OPPORTUNITIES FOR LIVING, WORKING, AND ENJOYING CULTURE.

- 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?
SINCE 2005

- 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).

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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) _____

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)