



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.: SC/A-21:57

APPLICANTS: Owner Vazar Inc.
Agent Thomas Chmideck

SUBJECT PROPERTY: Municipal address **255 Federal St., Stoney Creek**

ZONING BY-LAW: Zoning By-law 3692-92, as Amended

ZONING: R6 district (Residential)

PROPOSAL: To permit the conversion of a single detached dwelling that is under construction to a duplex dwelling to allow for a basement apartment, notwithstanding that:

1. The minimum lot area shall be 337 square metres instead of the minimum required 460 square metres.
2. The minimum lot frontage shall be 11.0 metres instead of the minimum required 15.0 metres.
3. The minimum required number of parking spaces shall be 3 spaces based on 1.5 spaces per unit instead of four (4) parking spaces based on two (2) parking spaces per unit for a duplex dwelling.
4. The minimum dimensions of a parking space within an attached garage shall be 2.8 metres in width and 5.0 metres in length instead of the minimum required 3.0 metres in width and 6.0 metres in length

NOTES:

1. The Zoning By-law permits a duplex dwelling to be developed within the R6 Zone subject to specific regulations. In addition, the Zoning By-law states that basement apartment dwelling units may be permitted only in residential zones which permit duplexes, triplexes and fourplexes, provided that all relevant regulations of this By-law are satisfied as well as the regulations of the Building Code Act:
2. The Zoning By-law includes the following definition:

“Duplex Dwelling means a building containing two dwelling units but does not include any dwelling erected as, or in the form of, a pair of semi-detached dwellings.”

3. The Zoning By-law requires that where four (4) or more parking spaces are required, no parking spaces which are outside of the dwelling shall be provided closer than 3 metres to any lot line or closer than 5 metres to any dwelling unit located on a lot other than the said lot. Based on the submitted plans, it was not possible to determine if the proposed parking spaces within the driveway would be in compliance with these requirements. Therefore, additional variances may apply if the driveway parking spaces are not in compliance.
4. The variances for parking were written as requested by the applicant. Additional variances were identified through the review of this application and have also been included.

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

DATE: Thursday, March 18th, 2021
TIME: 2:55 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

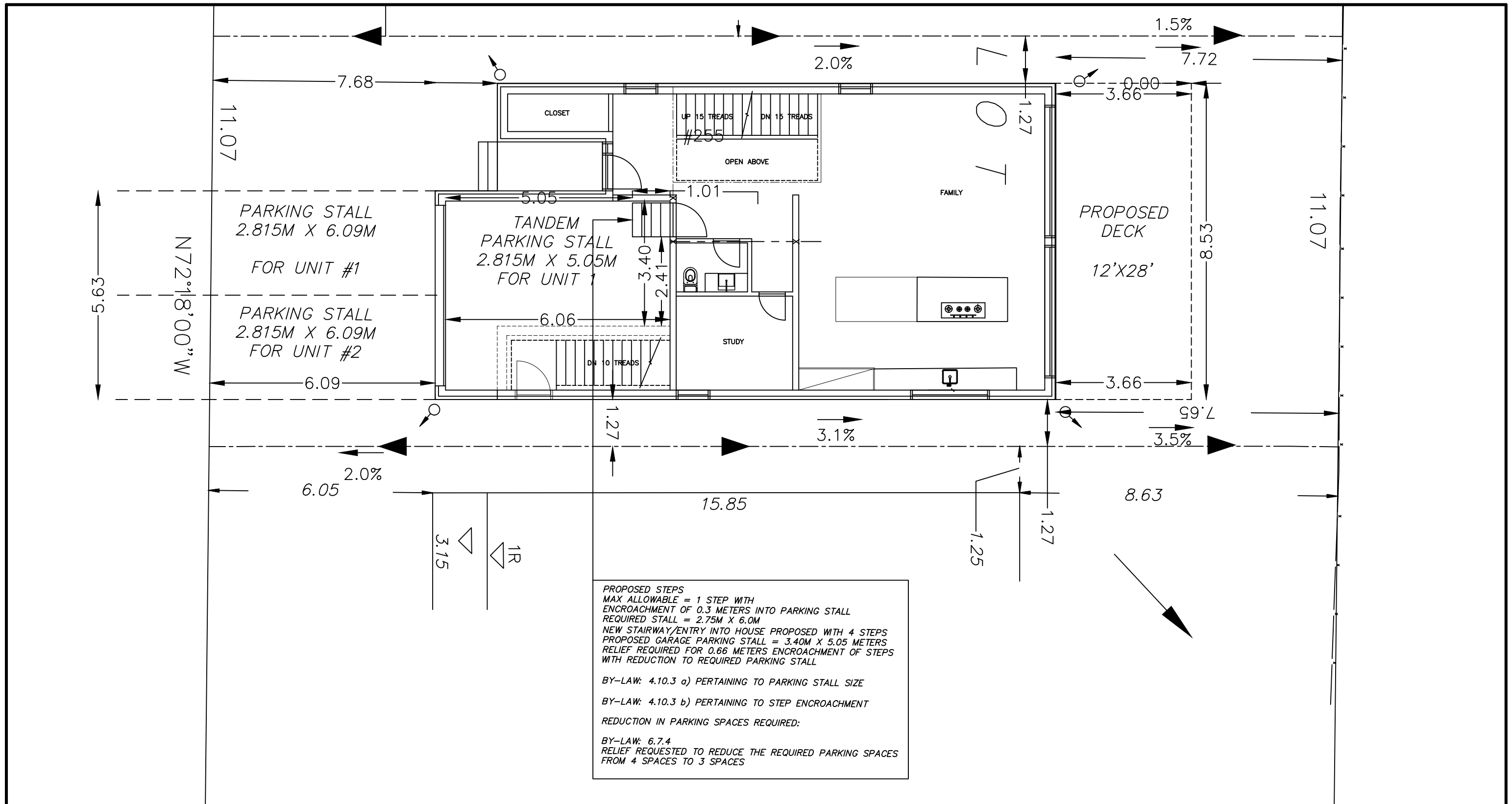
For more information on this matter, including access to drawings illustrating this request:

- 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: March 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.



TNC GROUP OF COMPANIES INC.
 913 SMITHVILLE ROAD,
 WELLANDPORT, ONTARIO L0R 2J0

PROJECT: 255 FEDERAL STREET
LOCATION: STONEY CREEK, ONTARIO
DRAWN BY: THOMAS CHMIELECKI

TITLE: SITE PLAN
DATE: SEPTEMBER 1, 2020
SCALE: 1:100

REVISIONS:
 1 PERMIT
 2
 3

SHEET:
SP 1

NOTE:
 CEILING HEIGHT TO U/S JOIST IS 9'-0"
 MINIMUM CLEARANCE WILL NOT BE LESS THAN 7'-0"

PLEASE NOTE THIS PLAN IS FOR THE CONVERSION OF AN EXISTING FINISHED BASEMENT INTO A SEPERATE DWELLING UNIT.
 PRIOR CONSIDERATIONS HAVE BEEN MADE FOR THE CREATION OF AN ACCESSORY/SECOND DWELLING UNIT AS PER PERMIT #21-102031-00

CEILING ASSEMBLY

EXISTING 3/4" T&G SPF SHEATHING
 EXISTING 9-1/2" AJS 140 JOISTS @ 16" O.C.

EXISTING 1 HOUR FLOOR FIRE RATING
 AS PER 9.10.9.11.(1)

O.B.C. ASSEMBLY F9-C:

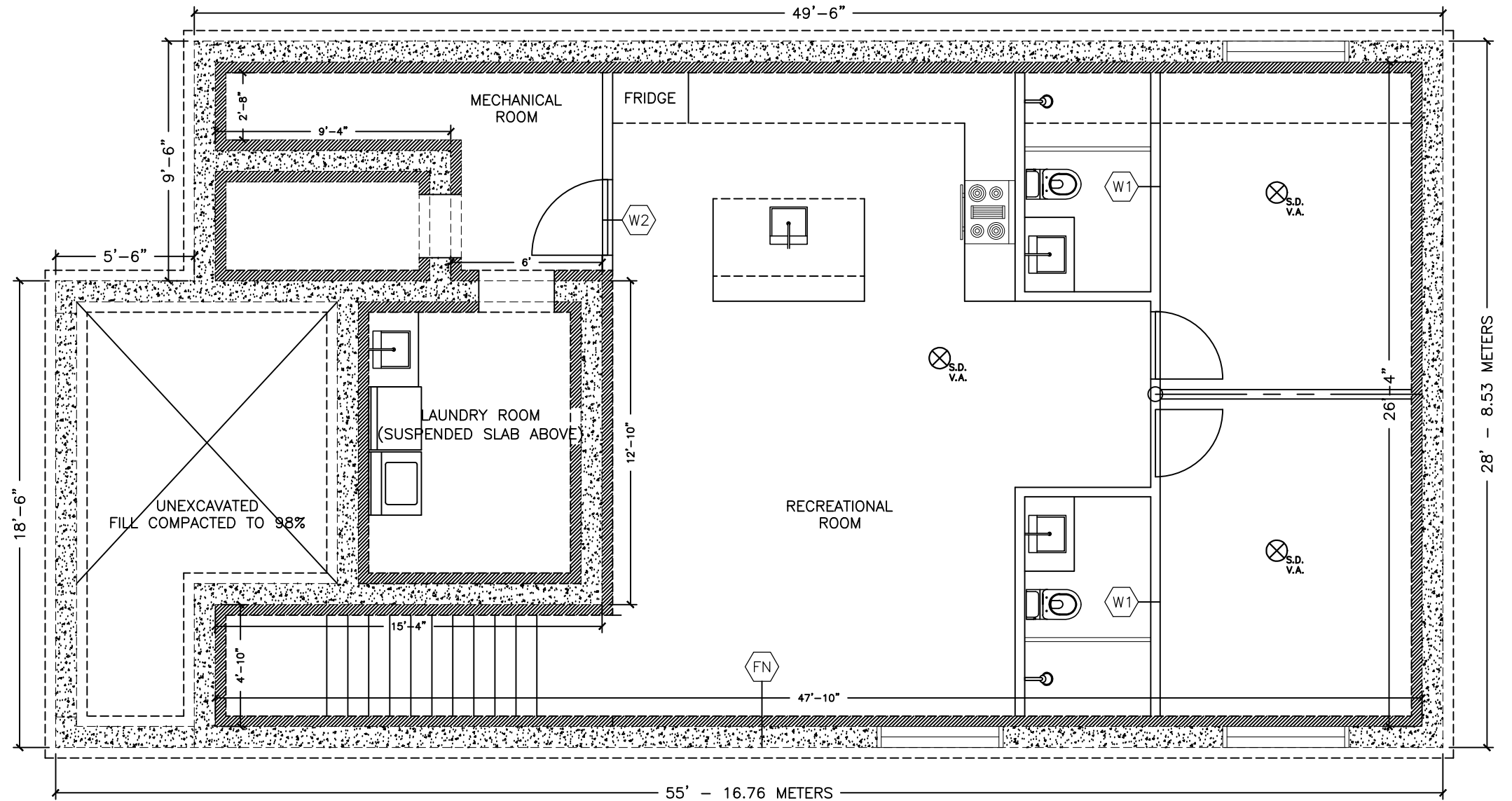
- 3" MINERAL WOOL INSULATION WITHIN JOIST CAVITY (ROXUL - SAFE & SOUND)
- RESILIENT CHANNEL FASTENED TO U/S OF JOIST @ 16" O.C.
- 2 LAYERS 5/8" DRYWALL FASTENED TO U/S RESILIENT CHANNEL

EXISTING BULKHEAD ASSEMBLIES TO HAVE A MINIMUM OF 2 LAYERS 5/8" TYPE X DRYWALL

CONTRACTOR TO INSTALL:

SMOKE SENSOR IN FURNACE PLENUM CONFORMING TO UL-268A

- ⊗ S.D. SMOKE DETECTOR C/W CO2 MONITOR
- ⊗ S.D. V.A. SMOKE DETECTOR C/W AUDIBLE VISUAL ALARM



PROPOSED BASEMENT PLAN

INTERIOR = 1135.61/SF

FN EXISTING FOUNDATION WALL:

- 10" POURED CONCRETE WALL

EXISTING INTERIOR FURRING PARTITION:

- 1-1/2" SPACE BETWEEN STUD & CONCRETE
- 3-1/2" WOOD STUDS @ 16" O.C.
- 1/2" GYPSUM BOARD
- TERMINATE TO U/S DECK/

INSULATION AT EXTERIOR WALLS:

PROVIDE 1-1/2" 2LB CLOSED CELL SPRAY FOAM C/W R14 BATT INSULATION (SPRAY FOAM IS V.B.)

W1 EXISTING INTERIOR WALL: NOT RATED

- 1/2" GYPSUM BOARD
- 3-1/2" WOOD STUDS @ 16" O.C.
- 1/2" GYPSUM BOARD

W2 EXISTING INTERIOR WALL:

- 5/8" TYPE X GYPSUM BOARD
- 3-1/2" WOOD STUDS @ 16" O.C.
- 5/8" TYPE X GYPSUM BOARD

THE UNDERSIGNED HAS REVIEWED & TAKEN RESPONSIBILITY FOR THIS DESIGN, HAS THE QUALIFICATIONS, AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

Thomas Chmielecki

THOMAS CHMIELECKI BCIN: 40633
 REGISTRATION INFORMATION
 C.S. DESIGN BCIN: 42009
 RESTRICTED TO PROVISIONS: DIVISION A - 1.1.2.4.

TNC GROUP
 913 SMITHVILLE ROAD
 WELLANDPORT, ON LOR 2J0

PROJECT: 255 FEDERAL

LOCATION: STONEY CREEK, ONTARIO

DRAWN BY: THOMAS CHMIELECKI

TITLE: PROPOSED CONVERSION PLAN

DATE: OCT 1, 2020

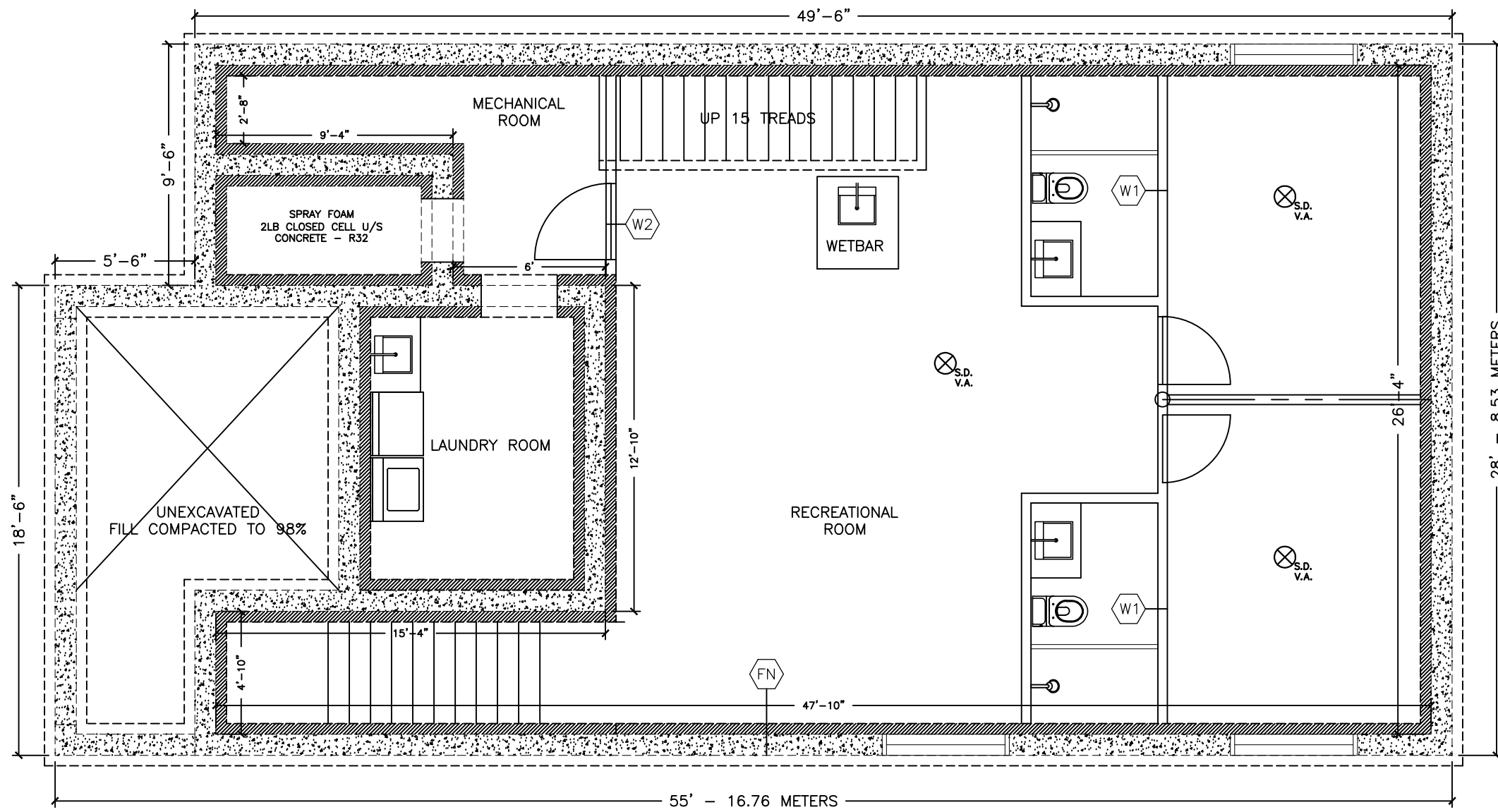
SCALE: 3/16" = 1'-0"

REVISIONS:

- 1
- 2
- 3

SHEET:

A1



EXISTING FINISHED BASEMENT

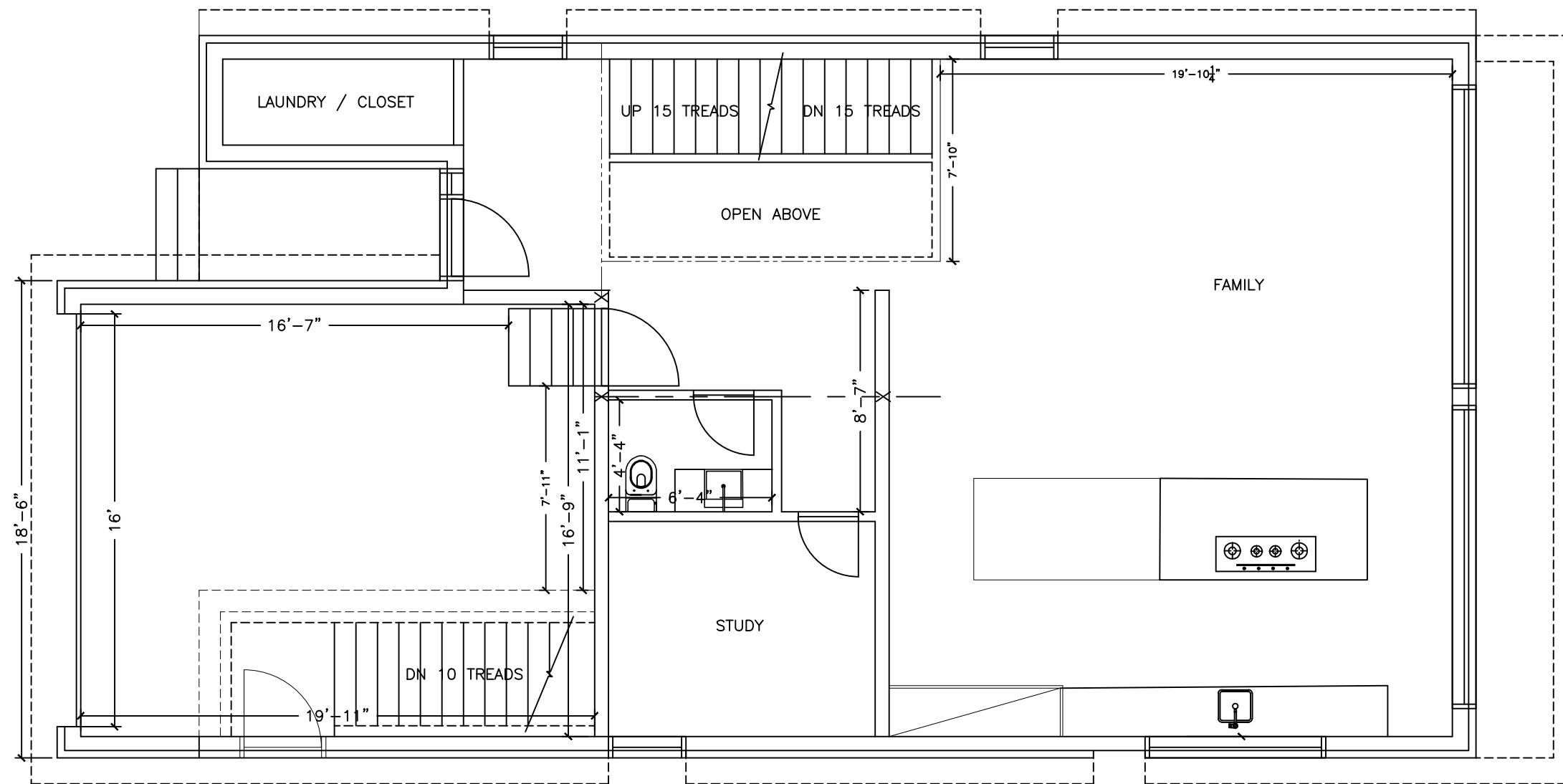
INTERIOR = 1135.61/SF

THE UNDERSIGNED HAS REVIEWED & TAKEN RESPONSIBILITY FOR THIS DESIGN, HAS THE QUALIFICATIONS, AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

Thomas Chmielecki

THOMAS CHMIELECKI BCIN: 40633
 REGISTRATION INFORMATION
 C.S. DESIGN BCIN: 42009
 RESTRICTED TO PROVISIONS: DIVISION A - 1.1.2.4.

<h1>TNC GROUP</h1> <p>913 SMITHVILLE ROAD WELLANDPORT, ON LOR 2J0</p>	PROJECT: FEDERAL - OPTION 2		TITLE: EXISTING BASEMENT FLOOR PLAN		SHEET: A1
	LOCATION: STONEY CREEK, ONTARIO		DATE: NOV 11, 2019	REVISIONS: 1 JAN 6, 2020 2 3	
	DRAWN BY: THOMAS CHMIELECKI		SCALE: 3/16" = 1'-0"		



GROUND FLOOR

INTERIOR = 939.69/SF (HEATED)

THE UNDERSIGNED HAS REVIEWED & TAKEN RESPONSIBILITY FOR THIS DESIGN,
HAS THE QUALIFICATIONS, AND MEETS THE REQUIREMENTS SET OUT IN THE
ONTARIO BUILDING CODE TO BE A DESIGNER.

Thomas Chmielecki

THOMAS CHMIELECKI BCIN: 40633
REGISTRATION INFORMATION
C.S. DESIGN BCIN: 42009
RESTRICTED TO PROVISIONS: DIVISION A - 1.1.2.4.

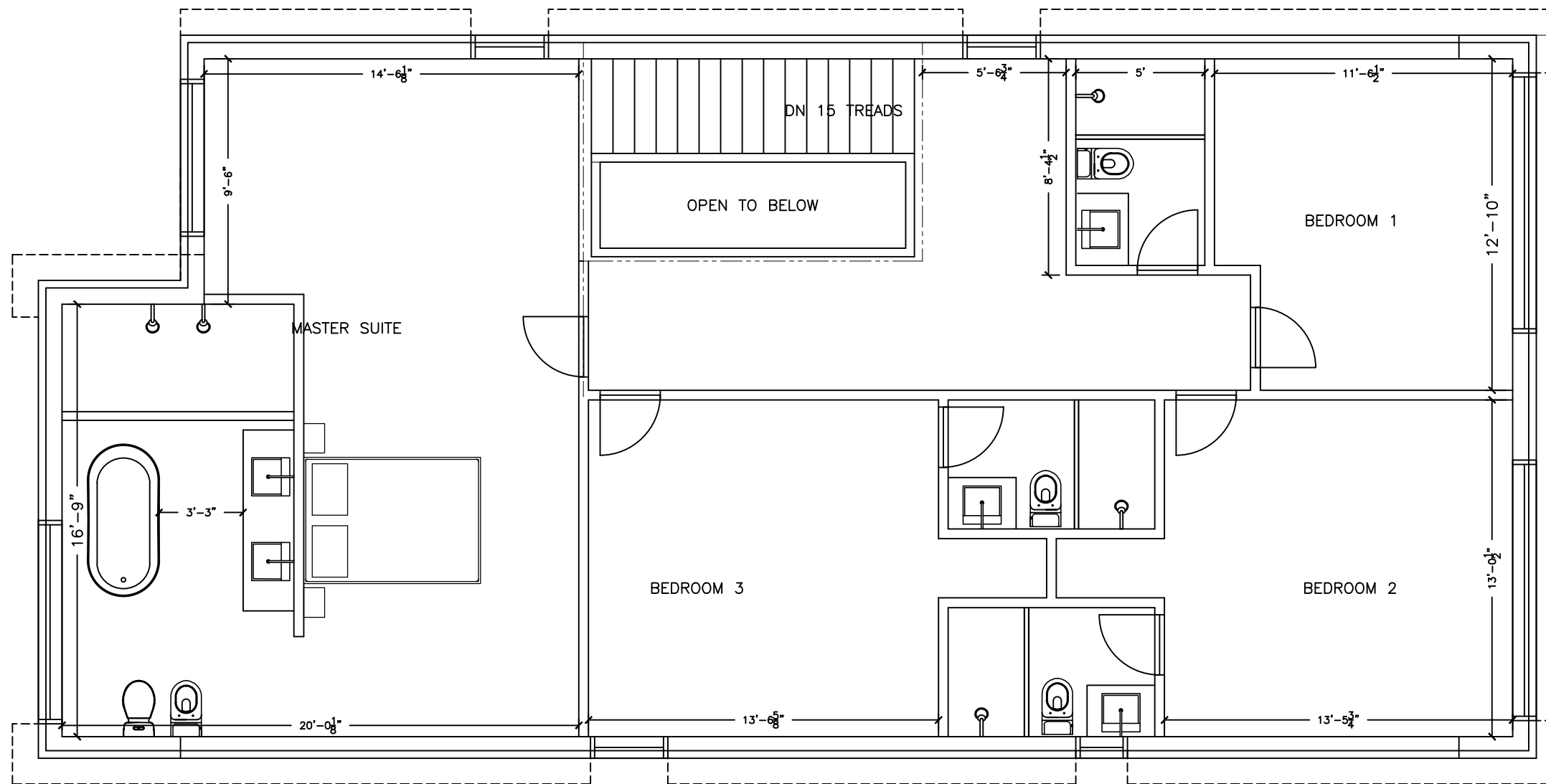
TNC GROUP
913 SMITHVILLE ROAD
WELLANDPORT, ON L0R 2J0

PROJECT: FEDERAL - OPTION 2
LOCATION: STONEY CREEK, ONTARIO
DRAWN BY: THOMAS CHMIELECKI

TITLE: EXISTING FIRST FLOOR PLAN
DATE: NOV 11, 2019
SCALE: 3/16" = 1'-0"

REVISIONS:
1 JAN 6, 2020
2
3

SHEET:
A2



SECOND FLOOR

INTERIOR = 1326.56/SF (HEATED)

THE UNDERSIGNED HAS REVIEWED & TAKEN RESPONSIBILITY FOR THIS DESIGN, HAS THE QUALIFICATIONS, AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

Thomas Chmielecki

THOMAS CHMIELECKI BCIN: 40633
 REGISTRATION INFORMATION
 C.S. DESIGN BCIN: 42009
 RESTRICTED TO PROVISIONS: DIVISION A - 1.1.2.4.

TNC GROUP
913 SMITHVILLE ROAD
WELLANDPORT, ON L0R 2J0

PROJECT: FEDERAL - OPTION 2
 LOCATION: STONEY CREEK, ONTARIO
 DRAWN BY: THOMAS CHMIELECKI

TITLE: EXISTING SECOND FLOOR PLAN

DATE: OCT 28, 2019

SCALE: 3/16" = 1'-0"

REVISIONS:
 1 JAN 3, 2020

- 1
- 2
- 3

SHEET:

A3



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 Vazar Inc. (Lunre Showunmi.) Telephone No. _____
 FAX NO. _____ E-mail address. _____

Owners
Address →

2. 
3. _____
4. _____

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

Subject Property: 255 Federal Street, Stoney Creek

5. Names and addresses of any mortgagees, holders of charges or other encumbrances:
- _____ Postal Code _____
- _____ Postal Code _____

6. Nature and extent of relief applied for:
Please Refer to Side Plans

7. Why it is not possible to comply with the provisions of the By-law?
Site Conditions/ Existing Construction

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

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 X 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 X Unknown ___

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

Owners & Agents Best Knowledge.

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.

Oct 1, 2020
Date

[Signature]
Signature Property Owner

Karen Olanrewaju.
Print Name of Owner

10. Dimensions of lands affected: Refer to site plan.
Frontage _____
Depth _____
Area _____
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: Refer to Site Plan.

Proposed: Refer to Site Plan

12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)
Existing: 11

Proposed: Existing To Remain.

13. Date of acquisition of subject lands: October 2019.

14. Date of construction of all buildings and structures on subject lands: March, 2020

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:

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

Water Connected

Sanitary Sewer Connected

Storm Sewers

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

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

R6

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

referred to in Section 5 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.

PART 24 AFFIDAVIT OR SWORN DECLARATION

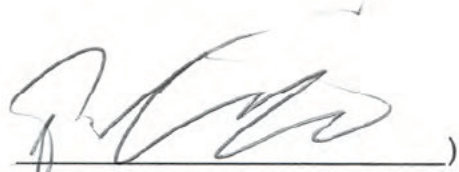
This declaration to be sworn by a Commissioner of Oaths.

I, Thomas Chmielecki of the City of _____
_____ in the Reg. Municipality of _____

solemnly declare that:

All of the above statements are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me at the _____
at the City of Burlington)
)
in the Regional Municipality)
)
of Halton)
)
this 5th day of February A.D. 2021)


Applicant

Peter Cass

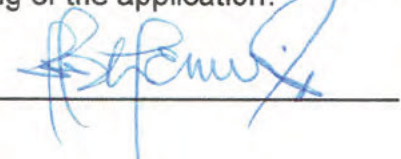
A Commissioner, etc. Pursuant to O. Reg. 431/20, both me and the deponent in Burlington, Ontario

PART 25 OWNERS AUTHORIZATION

As of the date of this application, I (NAME) Olanrewaju Showanni am the registered Owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize:

Thomas Chmielecki of TWC Group of Companies Inc.

to act as my agent in this matter and to provide any of my personal information that will be included in this application or collected during the processing of the application.

DATE October 1, 2020 SIGNED 

PART 26 CONSENT OF THE OWNER

Complete the consent of the owner concerning personal information set out below.

Consent of Owner to the Disclosure of Application Information and Supporting Documentation


Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all *Planning Act* applications and supporting documentation submitted to the City. Olanrewaju Showanni

I, Thomas Chmielecki, the Owner, hereby agree and acknowledge
(Print name of Owner)

that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, I hereby consent to the City of Hamilton making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

October 1, 2020

Date



Signature of Owner



PART 27 PERMISSION TO ENTER

Date: _____

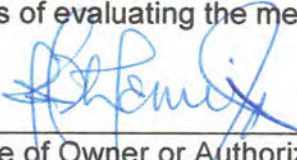
Secretary/Treasurer
Committee of Adjustment
City of Hamilton,
City Hall

Dear Secretary/Treasurer;

Re: Application to Committee of Adjustment

Location of Land: 255 Federal Street
(Municipal address)

I hereby authorize the members of the Committee of Adjustment and members of the staff of the City of Hamilton to enter on to the above-noted property for the limited purposes of evaluating the merits of this application.



Signature of Owner or Authorized agent

Olancewaju Showunmi

Please print name

Note: The Committee of Adjustment requires that all properties be identified with the municipal address clearly visible from the street. Where there is no municipal address or the property is vacant then the property shall be identified in accordance with the Committee's policy included on the back of the Application Form. Failure to properly identify the subject property may result in the deferral of the application.

PART 28 COLLECTION OF INFORMATION

The personal information contained on this form is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13, and will be used for the purpose of processing the application. This information will become part of the public record and will be made available to the general public. Questions about the collection of this information should be directed to the Coordinator of Business Facilitation, Planning and Economic Development Department, City of Hamilton, 1st floor, 71 Main Street West, City Hall, Hamilton, Ontario, Telephone: 905-546-2424, ext.1284.

CITY OF HAMILTON
COST ACKNOWLEDGEMENT AGREEMENT

This Agreement made this 1st day of october, 20 21.

BETWEEN:

VAZAR INC. (OLANREWAJU SHOWUNMI)
Applicant's name(s)

hereinafter referred to as the "Developer"

-and-

City of Hamilton

hereinafter referred to as the "City"

WHEREAS the Developer represents that he/she is the registered owner of the lands described in Schedule "A" attached hereto, and which lands are hereinafter referred to as the "lands";

AND WHEREAS the Developer has filed for an application for a (circle applicable) consent/rezoning/official plan amendment/subdivision approval/minor variance.

AND WHEREAS it is a policy of the City that any City costs associated with an appeal to the Local Planning Appeal Tribunal, by a party other than the Developer, of an approval of a consent, rezoning, official plan amendment, plan of subdivision, and/or minor variance, such as, but not limited to, legal counsel costs, professional consultant costs and City staff costs, shall be paid by the Developer.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of two dollars (\$2.00) now paid by the City to the Developer, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. In this Agreement:
 - (a) "application" means the application(s) for a (circle applicable) consent/rezoning/official plan amendment/subdivision approval or minor variance dated _____ with respect to the lands described in Schedule "A" hereto.
 - (b) "Expenses" means all expenses incurred by the City if the application is: (a) approved by the City; (b) appealed to the Local Planning Appeal Tribunal by a party other than the developer; and (c) the City appears before the Local Planning Appeal Tribunal or any other tribunal or Court in support of the application, including but not limited to: City staff time, City staff travel expenses and meals, City disbursements, legal counsel fees and disbursements and all consultant fees and disbursements including, without limiting the generality of the foregoing planning, engineering or other professional expenses
2. The City agrees to process the application and, where the application is approved by the City but appealed to the Local Planning Appeal Tribunal by a party other than the Developer, the Developer shall file an initial deposit, in the form of certified cheque or cash with the General Manager, Finance & Corporate Services within fifteen days of the date of the appeal of the application by a third party in the amount of 50% of the estimated expenses associated with the appeal as estimated by the City Solicitor in his sole discretion which shall be credited against the Expenses.
3. It is hereby acknowledged that if the deposit required pursuant to section 2 of this Agreement is not paid by the Developer the City shall have the option, at its sole discretion, of taking no further steps in supporting the Developer's application before the Local Planning Appeal Tribunal.

4. It is hereby acknowledged that all expenses shall be paid for by the Developer. The Developer shall reimburse the City for all expenses the City may be put to in respect of the application upon demand.
5. It is hereby acknowledged and agreed that all expenses shall be payable by the Developer whether or not the Developer is successful before the Local Planning Appeal Tribunal or any other tribunal or Court in obtaining approval for their application.
6. The City shall provide the Developer with copies of all invoices of external legal counsel or consultants included in the expenses claimed by the City.
7. The City shall provide the Developer with an accounting of all staff costs and City disbursements included in the expenses claimed by the City.
8. The City may, at any time, draw upon the funds deposited in accordance with sections 2 and 9 of this Agreement to satisfy expenses incurred pursuant to the appeal of the application.
9. In the event that the amount deposited pursuant to section 2 of this Agreement is reduced to less than 10% of the initial deposit, the City may halt all work in respect of the appeal of the application until the Developer deposits with the City a sum sufficient to increase the deposit to an amount which is equal to 100% of the expenses estimated pursuant to paragraph 2 of this Agreement and still to be incurred by the City.
10. Within 60 days of: (a) a decision being rendered in respect of the appeal or any legal proceedings resulting from the decision, whichever is later; or (b) the termination of all legal proceedings in respect of the application, the City shall prepare and submit a final account to the Developer. If there are any deposit funds remaining with the City they shall be applied against the account. Any amount owing in respect of the final account in excess of deposit funds shall be paid by the Developer within 30 days of the date of the final account. If any deposit funds are remaining after the final account has been paid they shall be returned to the developer within 30 days of the date of the final account.
11. This Agreement shall not be construed as acceptance of the application and nothing herein shall require or be deemed to require the City to approve the application.
12. This Agreement shall not stand in lieu of or prejudice the rights of the City to require such further and other agreements in respect of the application that the City may deem necessary.
13. Every term, covenant, obligation and condition in this Agreement ensures to the benefit of and is binding upon the parties hereto and their respective heirs, executors, administrators, successors, trustees and assigns.
14. When the context so requires or permits, the singular number is to be read as if the plural were expressed, and the masculine gender as if the feminine, as the case may be, were expressed; and,
15. This Agreement and the schedules hereto constitute the entire agreement between the parties in respect of the subject matter contained herein and is not subject to, or in addition to, any other agreements, warranties or understandings, whether written, oral or implied. This Agreement may not be modified or amended except by instrument in writing signed by the Developer and the City, and,
16. The waiver or acquiescence by the City of any default by the Developer under any obligation to comply with this Agreement shall not be deemed to be a waiver of that obligation or any subsequent or other default under this Agreement.

17. The Developer covenants and agrees to be bound by the terms and conditions of this Agreement and not to seek a release from the provisions thereof until such time as the Developer's obligations hereunder have been assumed by its successor, assignee or transferee by way of written agreement in the form set out in Schedule "B" to this Agreement.

IN WITNESS WHEREOF the parties hereto have set their corporate seals under the hands of their duly authorized officers.

DATED at _____ this 1st day of october, 20 20.



WITNESS



Per:
I have authority to bind the corporation.

WITNESS

Per:
I have authority to bind the corporation

DATED at Hamilton, Ontario this ___ day of _____, 20____.

City of Hamilton

Per: _____
Mayor

Per: _____
Clerk

Schedule "A"
Description of Lands

SCHEDULE "B"
FORM OF ASSUMPTION AGREEMENT

THIS AGREEMENT dated the _____ day of _____ 20 ____ .

BETWEEN

(hereinafter called the "Owner")

OF THE FIRST PART

-and-

(hereinafter called the "Assignee")

OF THE SECOND PART

-and-

CITY OF HAMILTON
(hereinafter called the "Municipality")

OF THE THIRD PART

WHEREAS the owner and the Municipality entered into and executed a Cost Acknowledgement Agreement dated _____.

AND WHEREAS Assignee has indicated that it will assume all of the Owner's duties, liabilities and responsibilities as set out in the Cost Acknowledgement Agreement.

AND WHEREAS Council for the Municipality has consented to releasing the Owner from its duties, liabilities and responsibilities under said Cost Acknowledgement Agreement subject to the Assignee accepting and assuming the Owner's duties, liabilities and responsibilities and subject to the Assignee the Owner and the Municipality entering into and executing an Assumption Agreement.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the mutual covenants hereinafter expressed and other good and valuable consideration, the parties hereto agree as follows.

1. The Assignee covenants and agrees to accept, assume and to carry out the Owner's duties, liabilities and responsibilities under the Cost Acknowledgement Agreement and in all respects to be bound under said Cost Acknowledgement Agreement as if the Assignee had been the original party to the agreement in place of the Owner.
2. The Municipality hereby releases the Owner from all claims and demands of any nature whatsoever against the Owner in respect of the Cost Acknowledgement Agreement. The Municipality hereby accepts the Assignee as a party to the Cost Acknowledge Agreement in substitution of the Owner, and agrees with the Assignee that the Assignee will be bound by all the terms and conditions of the Cost Acknowledgement Agreement as if the Assignee had been the original executing party in place of the Owner.
3. All of the terms, covenants, provisos and stipulations in the said Cost Acknowledgement Agreement are hereby confirmed in full force save and except

for such modifications as are necessary to make said clauses applicable to the Assignee.

IN WITNESS WHEREOF the Parties have hereunto affixed their corporate seals duly attested to by their proper signing officers in that behalf.

SIGNED, SEALED AND DELIVERED



_____ c/s

Owner:

Title:

I have authority to bind the corporation

_____ c/s

Assignee:



Title:

I have authority to bind the corporation

CITY OF HAMILTON

Mayor

Clerk

 
Olanrewaju Showunmi,
Vazar Inc.