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-21:22

SUBJECT PROPERTY: 51 Gibson Ave., 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 IBI Group c/o J. Marcus Owner 1937858 Ontario Inc.
PURPOSE OF APPLICATION:	To permit the conveyance of a parcel of land containing a townhouse dwelling (under construction) and to retain a parcel of land containing townhouse dwellings. To be heard in conjunction with HM/B-21:21 and HM/B-21:23. **Severed lands (Part 4):** 4.6m± x 31.3m± and an area of 144m²± **Retained lands (Part 3, 5, 6):** 14.8m± x 31.2m± and an area of 481m²±

The Committee of Adjustment will hear this application on:

DATE:	**Thursday, April 22nd , 2021**
TIME:	**2:15 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.

…/2

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: April 6th, 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.

PLAN OF SURVEY
OF
LOTS 32, 33
AND PART OF
LOT 34
REGISTERED PLAN 219
IN THE
CITY OF HAMILTON

SCALE 1:200 METRIC

4 2 0 4 8 12 metres

S.D. McLAREN, O.L.S. – 2021

SCHEDULE			
PART	LOT	CON/PLAN	P.I.N.
1	PART OF LOTS 33 & 34	REGISTERED PLAN 219	ALL OF PIN 17198 – 0295 (LT)
2	PART OF LOT 33		
3			
4	PART OF LOTS 32 & 33		
5	PART OF LOT 32		
6			

PLAN 62 R– 21606
RECEIVED AND DEPOSITED
Date Jan 21/21
"A. SaRany"
REPRESENTATIVE FOR
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF WENTWORTH (No. 62)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
Date JANUARY 20, 2021
S. DAN McLAREN, O.L.S.

Lands to be Severed
Part 4

Lands to be Retained
Parts 3, 5 & 6

CANNON STREET EAST

IB(OU) 0.08 NORTH

N16°54'50"E 33.330 (P1 & Set)

3.05 WIDE ALLEYWAY
(ESTABLISHED BY REGISTERED PLAN 219)

IB (824) N70°25'10"W (P2 & Msd) 28.350

IB(824) NORTHEAST CORNER OF LOT 32, REGISTERED PLAN 219

(P2 & Msd) 4.190 N63°28'50"E

Ⓐ SSIB (912)

PART 1 PART 6

4.037 IB N73°05'10"W 31.346 PB 5.590

(P3 & Msd) 28.269

PARTITION WALL ON LINE

PART 2 PART 5

4.600 IB N73°05'10"W 31.337 PB 4.600

PARTITION WALL ON LINE

29.822 (P3 & Msd)

PART 3 PART 4

4.600 IB(824) N73°05'10"W 31.329 PB 4.600

PARTITION WALL ON LINE

PART 4 PART 3

4.600 SSIB N73°05'10"W 31.320 PB 4.600

PARTITION WALL ON LINE

PART 5 PART 2

4.600 IB N73°05'10"W 31.312 PB 4.600

PARTITION WALL ON LINE

N16°48'30"E

PART 1

5.832 PART 6 5.832

SSIB (824) PB(824)

N73°05'10"W 31.301 (P3 & Msd)

N16°54'50"E

PART 7, PLAN 62R–21118
P.I.N. 17198 – 0292 (LT)

22.028 (P3 & Msd)

(P3 & Msd) 20.510

LOT 34

N16°54'50"E

N16°48'30"E

LOT 35

Ⓑ IB (912)

N70°18'20"W 31.300 (P2 & Msd) PB (912)

LOT 36

3.66 WIDE ALLEYWAY
(ESTABLISHED BY REGISTERED PLAN 219)
P.I.N. 17198 – 0013 (LT)

GIBSON AVENUE
(ESTABLISHED BY REGISTERED PLAN 219)
P.I.N. 17198 – 0033 (LT)

P.I.N. 17198 – 0295 (LT)

LOT 32 LOT 33

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, AS SHOWN ON PLAN 62R–20563, UTM ZONE 17, NAD83 (CSRS) (1997.0)

NOTE:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999610

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (1997.0). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP Ⓐ	4789640.747	594089.880
ORP Ⓑ	4789594.079	594075.783

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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

LEGEND:

□	DENOTES	MONUMENT SET
■	"	MONUMENT FOUND
IB	"	IRON BAR
SSIB	"	STANDARD STANDARD IRON BAR
PB	"	PLASTIC BAR
Msd	"	MEASURED
824	"	A.T.McLAREN, O.L.S.
912	"	A.J. CLARKE, O.L.S.
OU	"	ORIGIN UNKNOWN
WIT	"	WITNESS
P1	"	REGISTERED PLAN 219
P2	"	PLAN 62R–20563
P3	"	PLAN 62R–21118

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 5TH DAY OF JANUARY, 2021.

JANUARY 20, 2021
DATE

S. DAN McLAREN, O.L.S.

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527–8559 FAX (905) 527–0032

Drawn	Checked	Crew Chief	Scale	Dwg.No.
KB	KM/SDM	TV	1:200	35761–PLC2

SURVEYOR'S REAL PROPERTY REPORT
PART 1, PLAN OF
LOTS 32 & 33
AND PART OF
LOT 34
REGISTERED PLAN 219
IN THE
CITY OF HAMILTON

SCALE 1:150 METRIC

3 1.5 0 3 6 9 metres

S.D. McLAREN, O.L.S. – 2021

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2143607

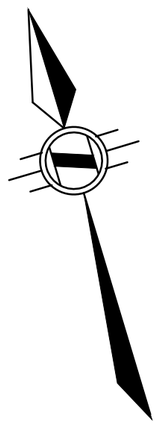
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

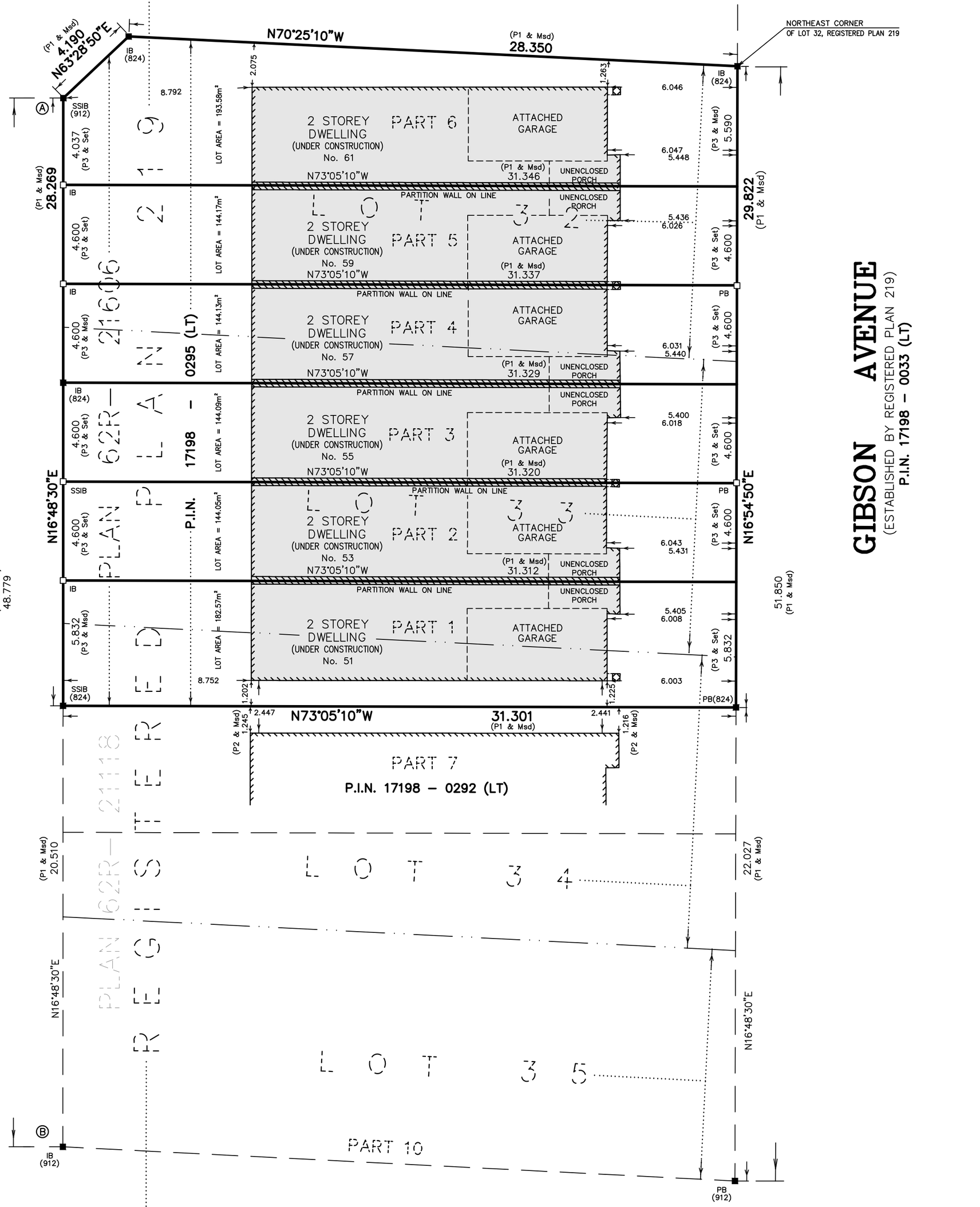
SURVEYOR'S REAL PROPERTY REPORT (PART 2)

ALL OF LOTS 32 & 33 AND PART OF LOT 34, REGISTERED PLAN 219, DESIGNATED AS PARTS 1–6, PLAN 62R–21118 IS NOT SUBJECT TO ANY EASEMENTS.

THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY–LAWS.

THIS PLAN WAS PREPARED FOR 1937858 ONTARIO INC.





BEARING NOTE:
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NOTE:
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INTEGRATION DATA

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912	"	A.J. CLARKE, O.L.S.
OU	"	ORIGIN UNKNOWN
WIT	"	WITNESS
P1	"	PLAN 62R– 21118
P2	"	PLAN BY A.T.McLAREN LTD. DATED MARCH 13, 2019
P3	"	PLAN 62R– 21606

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

NOTE:
A.T.M. CONTROL POINTS 1 & 11 HAVE BEEN USED TO RE–ESTABLISH THE BOUNDARIES OF PARTS 1–6.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 5th DAY OF JANUARY, 2021.

JANUARY 21, 2021.
DATE

S. DAN McLAREN, O.L.S.

© S.D. McLAREN, O.L.S. – 2021. NO PERSON MAY COPY REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF S.D. McLAREN, O.L.S.

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527–8559 FAX (905) 527–0032

Drawn	Checked	Crew Chief	Scale	Dwg.No.
KB	KM/SDM	TV	1:150	35761–32–34F

PLAN OF SURVEY
OF
LOTS 32, 33
AND PART OF
LOT 34
REGISTERED PLAN 219
IN THE
CITY OF HAMILTON

SCALE 1:200 METRIC

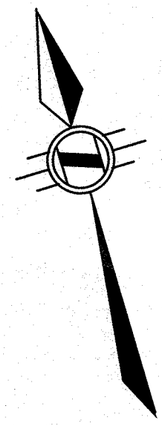
4 2 0 4 8 12 metres

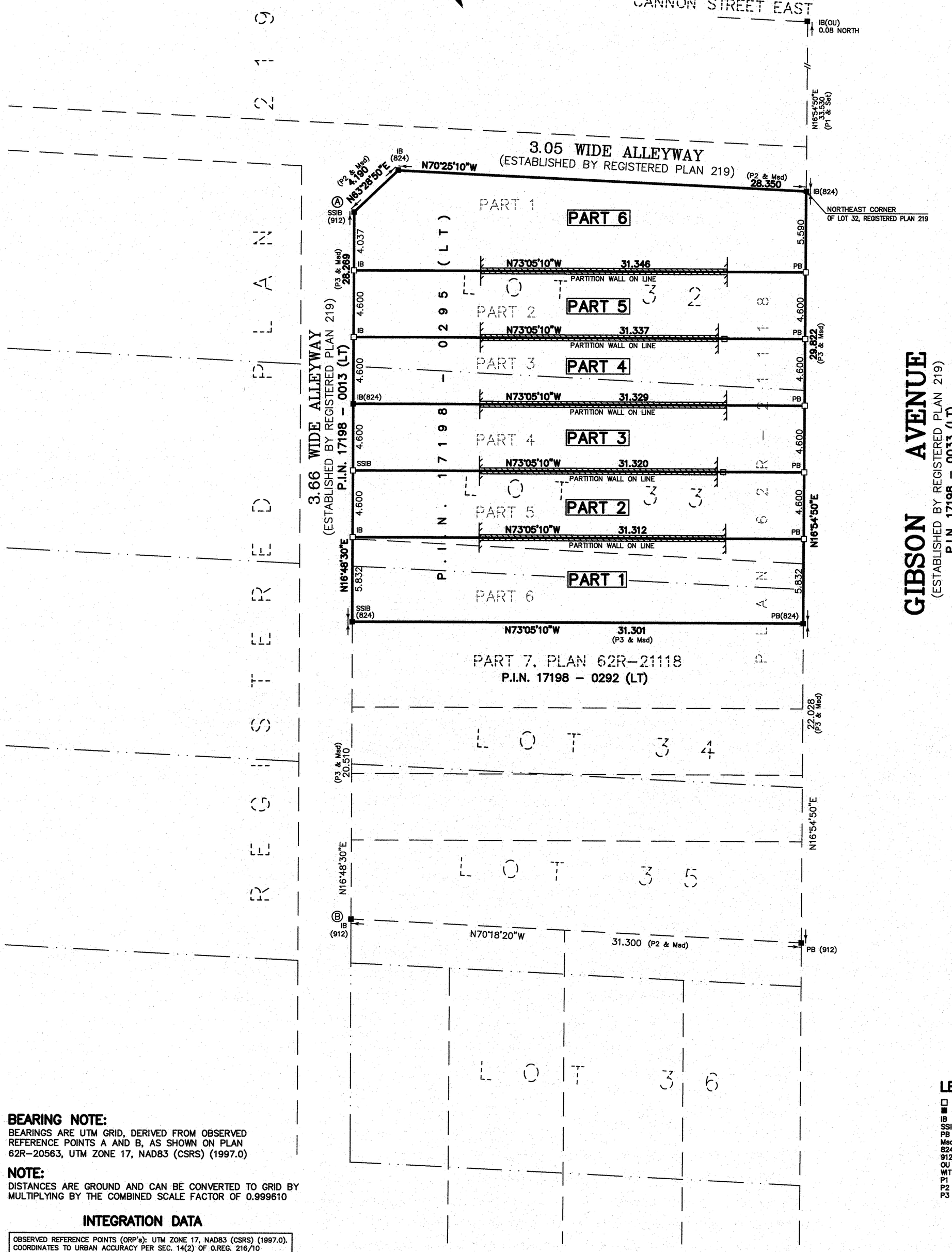
S.D. McLAREN, O.L.S. – 2021

SCHEDULE			
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PLAN 62 R– 21606
RECEIVED AND DEPOSITED
Date Jan 21/21
"A. SaRany"
REPRESENTATIVE FOR
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF WENTWORTH (No. 62)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
Date JANUARY 20, 2021
S. DAN McLAREN, O.L.S.





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P2	"	PLAN 62R–20563
P3	"	PLAN 62R–21118

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2. THE SURVEY WAS COMPLETED ON THE 5TH DAY OF JANUARY, 2021.

JANUARY 20, 2021
DATE

S. DAN McLAREN, O.L.S.

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527–8559 FAX (905) 527–0032

Drawn	Checked	Crew Chief	Scale	Dwg.No.
KB	KM/SDM	TV	1:200	35761–PLC2

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

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.:

1 APPLICANT INFORMATION

1.1, 1.2	NAME	ADDRESS	
Registered Owners(s)		[redacted]	
Applicant(s)*			
Agent or Solicitor			

***** 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	Lot	Concession	Former Township
Registered Plan N°.	Lot(s)	Reference Plan N°.	Part(s)
Municipal Address			Assessment Roll N°.

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 Other: ☐ a charge

☐ addition to a lot
☐ an easement
☐ 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:

_____

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)

Existing Use of Property to be severed:

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

Proposed Use of Property to be severed:

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

Building(s) or Structure(s):

Existing: _____

Proposed: _____

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)

Existing Use of Property to be retained:

☐ Residential
☐ Agriculture (includes a farm dwelling)
☐ Industrial
☐ Agricultural-Related
☐ Commercial
☐ Vacant
☐ 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: _____

Proposed: _____

Type of access: (check appropriate box)

☐ provincial highway ☐ right of way
☐ municipal road, seasonally maintained ☐ other public road
☐ municipal road, maintained all year

Type of water supply proposed: (check appropriate box)

☐ publicly owned and operated piped water system ☐ lake or other water body
☐ privately owned and operated individual well ☐ other means (specify)

_____

Type of sewage disposal proposed: (check appropriate box)

☐ publicly owned and operated sanitary sewage system
☐ privately owned and operated individual septic system
☐ other means (specify)

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

☐ electricity ☐ telephone ☐ school bussing ☐ garbage collection

5 CURRENT LAND USE

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

Rural Hamilton Official Plan designation (if applicable): _____

Urban Hamilton Official Plan designation (if applicable) _____

Please provide an explanation of how the application conforms with a City of 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? _____

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	☐	
A land fill	☐	
A sewage treatment plant or waste stabilization plant	☐	
A provincially significant wetland	☐	

A provincially significant wetland within 120 metres	☐	
A flood plain	☐	
An industrial or commercial use, and specify the use(s)	☐	
An active railway line	☐	
A municipal or federal airport	☐	

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?

_____

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

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

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

d) Are the subject lands within an area of land designated under any provincial plan or plans? (If YES, provide explanation on whether the application conforms or does not conflict with the provincial plan or plans.)
☐ Yes ☐ No

e) Are the subject lands subject to the Niagara Escarpment Plan?
☐ Yes ☐ No

If yes, is the proposal in conformity with the Niagara Escarpment Plan?
☐ Yes ☐ No
(Provide Explanation)

f) Are the subject lands subject to the Parkway Belt West Plan?
☐ Yes ☐ No

If yes, is the proposal in conformity with the Parkway Belt West Plan?
☐ Yes ☐ No (Provide Explanation)

g) Are the subject lands subject to the Greenbelt Plan?
☐ Yes ☐ No

If yes, does this application conform with the Greenbelt Plan?
☐ Yes ☐ No (Provide Explanation)

8 HISTORY OF THE SUBJECT LAND

8.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?
☐ Yes ☐ No ☐ Unknown

If YES, and known, indicate the appropriate application file number and the decision made on the application.

_____

8.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

_____

8.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land? ☐ Yes ☐ No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of

the transferee and the land use.

_____

8.4 How long has the applicant owned the subject land?

_____

8.5 Does the applicant own any other land in the City? ☐ Yes ☐ No
If YES, describe the lands in "11 - Other Information" or attach a separate page.

9 OTHER APPLICATIONS

9.1 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval? ☐ Yes ☐ No ☐ Unknown

If YES, and if known, specify file number and status of the application.

_____

9.2 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision? ☐ Yes ☐ No ☐ Unknown

If YES, and if known, specify file number and status of the application(s).

File number _____ Status _____

10 RURAL APPLICATIONS

10.1 **Rural Hamilton Official Plan Designation(s)**

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

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm operation.

_____

10.2 **Type of Application** (select type and complete appropriate sections)

☐ Agricultural Severance or Lot Addition
☐ Agricultural Related Severance or Lot Addition
☐ Rural Resource-based Commercial Severance or Lot Addition
☐ Rural Institutional Severance or Lot Addition
☐ Rural Settlement Area Severance or Lot Addition
(Complete Section 10.3)

☐ 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)

Existing Land Use: _____ Proposed Land Use: _____

b) Lands to be Retained:

Frontage (m): (from Section 4.2)	Area (m² or ha): (from Section 4.2)

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 (m² or ha):

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 (m² or ha):

Existing Land Use: _____ Proposed Land Use: _____

d) Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m² or ha): (from Section 4.1)

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 (m² or ha): (from Section 4.2)

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):

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)

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)

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.

Development is site plan approved and this severance application will implement desired tenure of the development.

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 road or a right of way;

(h) the location and nature of any easement affecting the subject land.

13 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.

10/3/2021
Date

Signature of Owner

IBI GROUP
200 East Wing – 360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010 fax 905 546 1011
ibigroup.com

March 12, 2021

Ms. Jamila Sheffield, ACST
Secretary Treasurer-Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Sheffield:

51-61 GIBSON AVENUNE, HAMILTON
CONSENT APPLICATIONS

On behalf of our client, 1937858 Ontario Inc., we are pleased to submit three (3) Consent to Sever applications for the above noted property. The applications seek to create a total of six (6) new townhouse lots and will implement the tenure for a townhouse development that was approved under Site Plan file #DA-17-189. In support of the applications please find enclosed the following information:

- One digital (1) copy of each of the completed Severance application forms;
- One digital (1) copy of each Severance sketch;
- One digital (1) copy of the deposited Reference Plan and as-built survey plan;
- One digital (1) copy of the Article of Incorporation for 1937858 Ontario Inc.; and,
- One (1) cheque in the amount of $8,580.00 made payable to the City of Hamilton.

Should you require any additional information please do not hesitate to contact the undersigned.

Thanks,

Jared Marcus, CPT

Associate, Manager – Planning

Encl.
Cc: 1937858 Ontario Inc.

IBI Group is a group of firms providing professional services and is affiliated with IBI Group Architects