



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> 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](mailto:cofa@hamilton.ca)

# **NOTICE OF PUBLIC HEARING**

## **Application for Consent/Land Severance**

**APPLICATION NUMBER:** HM/B-18:143

**SUBJECT PROPERTY:** 197 Brucedale Ave. E., Hamilton

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**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
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**APPLICANT(S):** Agent Urban Solutions  
Owner Frank Leonardis

**PURPOSE OF APPLICATION:** To permit the conveyance of a parcel of land and to retain a parcel of land for residential purposes.

**Severed lands:**

7.2m<sup>±</sup> x 31.3m<sup>±</sup> and an area of 230.0m<sup>2±</sup>

**Retained lands:**

7.5m<sup>±</sup> x 31.3m<sup>±</sup> and an area of 240.0m<sup>2±</sup>

**This application will be heard on conjunction with  
Minor Variance Application HM/A-18:385**

The Committee of Adjustment will hear this application on:

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**DATE:** Thursday, August 12<sup>th</sup> , 2021

**TIME:** 3:35 p.m.

**PLACE:** Via video link or call in (see attached sheet for details)

**To be streamed at**

[www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)

**for viewing purposes only**

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### **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:

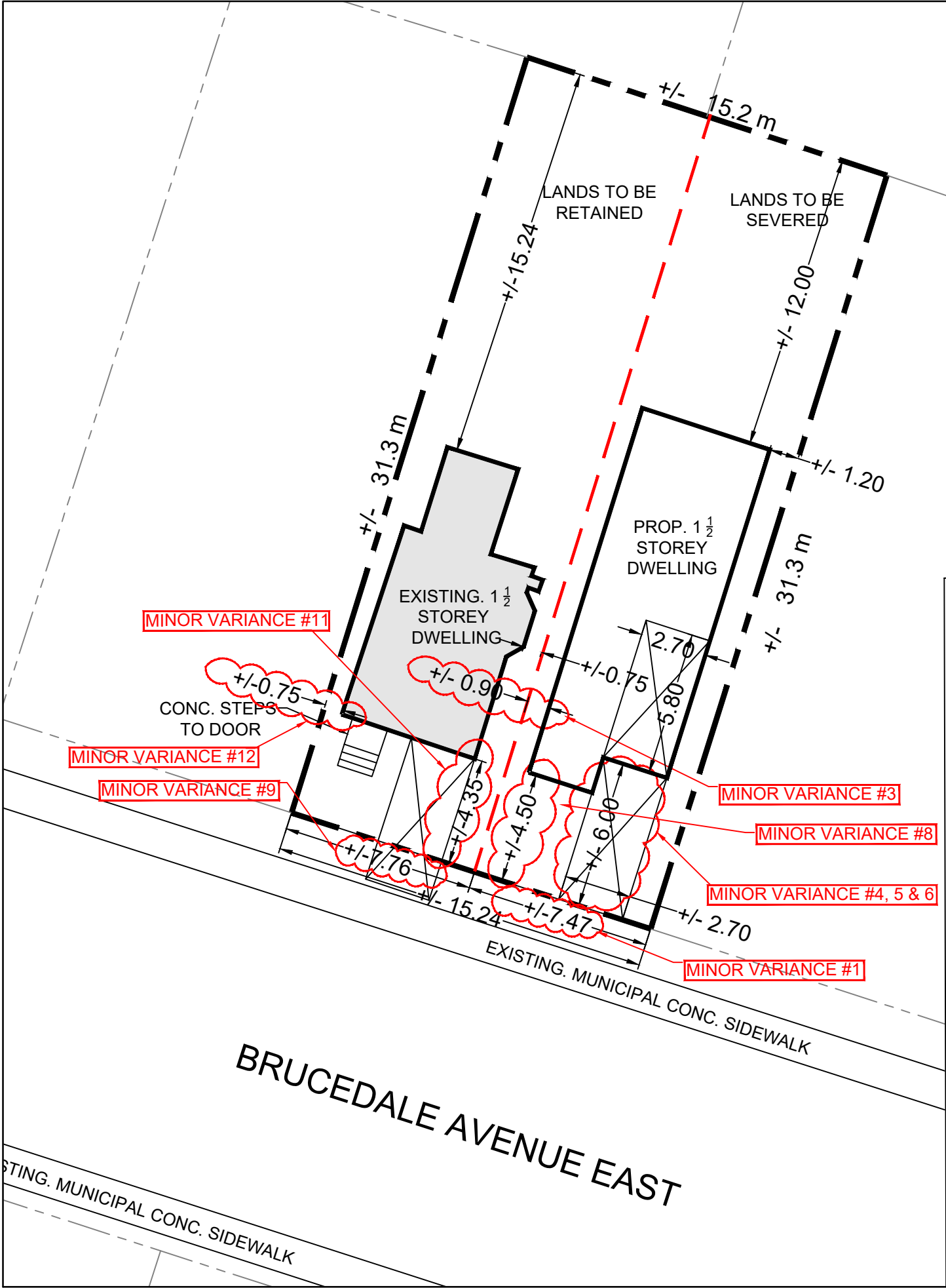
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: July 17<sup>th</sup>, 2021

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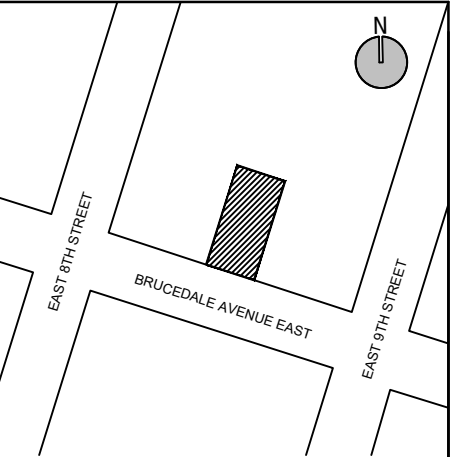
Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

***Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.***



MINOR VARIANCE #10

Development Statistics			
Zone: "C/S-1788" (Urban Protected Residential, Etc.)			
Item	Required	Retained Lands	Severed Lands
Permitted Use	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
Min. Lot Area	360.0 m <sup>2</sup>	+/- 247.80 m <sup>2</sup> (MVR)	+/- 239.39 m <sup>2</sup> (MVR)
Min. Lot Frontage	12.0 m	+/- 7.76 m (MVR)	+/- 7.47 m (MVR)
Min. Front Yard	6.0 m	+/- 4.35 m (MVR)	+/- 4.50 m (MVR)
Min. Side Yard	1.2 m	+/- 0.75 m (MVR)	+/- 0.90 m (MVR)
Min. Rear Yard	7.5 m	+/- 15.24 m	+/- 12.00 m
Max. Building Height	2.5 storeys (11.0 m)	1.5 storeys	1.5 storeys
Min. Front Yard Landscape Area	50%	+/- 21.67 m <sup>2</sup> (64.81%)	+/- 21.53 m <sup>2</sup> (63.84%)
Parking Spaces	2 spaces	0 space (MVR)	1 space (MVR)
Min. Parking Space Dim.	2.7 m x 6.0 m	N/A	2.7 m x 6.0 m
Min. Manoeuvring Space	6.0 m	0.0 m	0.0 m (MVR)
Parking Location	Not Front Yard	Front Yard	Front Yard (MVR)



KEY MAP - N.T.S.

SCALE: 1:200  
METRES



LEGEND:

- SUBJECT LANDS
- - - PROPERTY BOUNDARIES
- - - PROP. FUTURE SEVERANCE LINE

MINOR VARIANCE #2

MINOR VARIANCE #7

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: APRIL 5, 2021



**URBAN SOLUTIONS**  
PLANNING & LAND DEVELOPMENT

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

PROJECT:  
197 BRUCEDALE AVENUE EAST  
CITY OF HAMILTON

CLIENT:  
MR. FRANK LEONARDIS

TITLE:  
COMMITTEE OF ADJUSTMENT  
SKETCH

U/S FILE NUMBER: 397-21  
SHEET NUMBER: 1

REQUIRED VARIANCES:

LANDS TO BE SEVERED

VARIANCE NO. 1: A MINIMUM LOT WIDTH OF 7.2 METRES SHALL BE PROVIDED INSTEAD OF THE MINIMUM REQUIRED 12.0 METRES.

VARIANCE NO. 2: A MINIMUM LOT AREA OF 230.0 SQUARED METRES SHALL BE PROVIDED INSTEAD OF THE MINIMUM REQUIRED 360.0 SQUARED METRES.

VARIANCE NO. 3: A MINIMUM SIDE YARD WIDTH OF 0.90 METRES SHALL BE PROVIDED ON THE WESTERLY SIDE LOT LINE INSTEAD OF THE MINIMUM REQUIRED 1.2 METRES.

VARIANCE NO. 4: A MINIMUM 1 RESIDENTIAL PARKING SPACE IS PROVIDED INSTEAD OF THE MINIMUM REQUIRED TWO (2) SPACES.

VARIANCE NO. 5: TO PERMIT A PARKING SPACE TO BE LOCATED WITHIN THE REQUIRED FRONT YARD INSTEAD OF THE REQUIREMENT IN THE BY-LAW WHICH STATES THAT NO PART OF A REQUIRED PARKING SPACE FOR A SINGLE FAMILY DWELLING IN A RESIDENTIAL DISTRICT SHALL BE LOCATED IN A REQUIRED FRONT YARD.

VARIANCE NO. 6: A MINIMUM OF 2.7 METRE ACCESS WIDTH SHALL BE PROVIDED INSTEAD OF THE MINIMUM REQUIRED 2.8 METRE ACCESS DRIVEWAY WIDTH WHERE THERE ARE FIVE OR LESS PARKING SPACES TO BE PROVIDED.

VARIANCE NO. 7: NO MANOEUVRING SPACE SHALL BE PROVIDED ON SITE INSTEAD OF THE MINIMUM REQUIRED 6.0 METRES.

VARIANCE NO. 8: TO PERMIT A FRONT YARD OF 4.5 METRES INSTEAD OF THE MINIMUM REQUIRED 6.0 METRES.

LANDS TO BE RETAINED

VARIANCE NO. 9: A MINIMUM LOT WIDTH OF 7.5 METRES SHALL BE PROVIDED INSTEAD OF THE MINIMUM REQUIRED 12.0 METRES

VARIANCE NO. 10: A MINIMUM LOT AREA OF 240.0 SQUARED METRES SHALL BE PROVIDED INSTEAD OF THE MINIMUM REQUIRED 360.0 SQUARED METRES.

VARIANCE NO. 11: A MINIMUM FRONT YARD DEPTH OF 4.3 METRES SHALL BE PROVIDED INSTEAD OF THE MINIMUM REQUIRED FRONT YARD DEPTH OF 6.0 METRES.

VARIANCE NO. 12: A MINIMUM SIDE YARD WIDTH OF 0.7 METRES SHALL BE PROVIDED ON THE EASTERLY AND WESTERLY SIDE LOT LINE INSTEAD OF THE MINIMUM REQUIRED 1.2 METRES.

VARIANCE NO. 13: NO PARKING SHALL BE PROVIDED ON SITE INSTEAD OF THE MINIMUM REQUIRED 2 PARKING SPACES.



June 18, 2021

397-21

**Via Email**

Jamila Sheffield  
Secretary Treasurer, Committee of Adjustment

City of Hamilton  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON L8P 4Y5

Dear Ms. Sheffield:

**RE: 197 Brucedale Avenue East, City of Hamilton  
Consent to Sever and Minor Variance Applications  
HM/B-18:143 & HM/A-18:385**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultants acting on behalf of Mr. Frank Leonardis, the registered owner of the lands municipally known as 197 Brucedale Avenue East, in the City of Hamilton (subject lands). The purpose of the Consent to Sever application is to separate the subject lands in to two (2) separate parcels.

These applications (HM/B-18:143 & HM/A-18:385) were heard at the January 24, 2019, Committee of Adjustment hearing where the decision was tabled. A revised application was submitted and heard by the Committee of Adjustment on June 3<sup>rd</sup>, 2021. At this hearing the application was tabled to allow additional discussion with the City to review and revise the proposed applications. Through discussions with the City and the applicant the below list includes revisions to the proposed development.

- Limiting the future dwelling to be a maximum building height of 9 metres (1.5 storeys) to reflect and complement the existing built form of the neighborhood.
- Increasing the east side yard setback for the lands to be severed to 1.20 metres for sufficient access and to satisfy development engineering comments.
- Increasing the rear yard to be a minimum of 12.00 metres to the rear of the property line to increase privacy on subject lands and surrounding properties.
- Reducing the front yard setback to 4.5 metres to a dwelling and 6 metres to an attached garage to create a street edge similar to adjacent properties along Brucedale Avenue East.

The revised list of requested Minor Variances as shown on the Committee of Adjustment Sketch include:

Lands to be Severed.

- **Variance No. 1:** A minimum lot width of 7.2 metres shall be provided instead of a minimum required 12.0 metres.
- **Variance No. 2:** A minimum lot area of 230.0 squared metres shall be provided instead of the minimum required 360.0 squared metres.
- **Variance No. 3:** A minimum side yard width of 0.90 metres shall be provided on the westerly side lot line instead of the minimum required 1.2 metres.
- **Variance No. 4:** A minimum 1 residential parking space is provided instead of the minimum required two (2) spaces.
- **Variance No. 5:** To permit a parking space to be located within the required front yard instead of the requirement in the by-law which states that no part of a required parking space for a single-family dwelling in a residential district shall be in a required front yard.
- **Minor Variance No. 6:** A minimum of 2.7 metre access width shall be provided instead of the minimum required 2.8 metre access driveway width where there are five or less parking spaces to be provided.
- **Minor Variance No. 7:** No maneuvering space shall be provided on site instead of the minimum required 6.0 metres.
- **Minor Variance No. 8:** To permit a front yard of 4.5 metres instead of the minimum required 6.0 metres

Lands to be Retained.

- **Variance No. 9:** A minimum lot width of 7.5 metres shall be provided instead of the minimum required 12.0 metres.
- **Variance No. 10:** A minimum lot area of 240.0 squared metres shall be provided instead of the minimum required 360.0 squared metres.
- **Variance No. 11:** A minimum front yard depth of 4.3 metres shall be provided instead of the minimum require front yard depth of 6.0 metres.
- **Variance No. 12:** A minimum side yard width of 0.7 metres shall be provided on the easterly and westerly side lot line instead of the minimum require 1.2 metres.
- **Variance No. 13:** No parking shall be provided on site instead of the minimum required 2 parking spaces.

In addition, we have been working with the City of Hamilton to initiate a Residential Boulevard Parking Agreement, which will allow a parking space which meets the Zoning By-law requirement of 2.70 metres in width by 6.0 metres in length within the municipal right of way for the lands to be retained. With the enhanced built form control measures as described on page one and the Residential Boulevard Parking Agreement, the variances outlined above and within the enclosed Minor Variance Sketch satisfy the 4 tests in Section 45 of the *Planning Act* and allow for the appropriate severance of the lands as per Section 53 of the *Planning Act*.

At this time, we request to be put on the next available Committee of Adjustment agenda. We trust the enclosed is in order; however please feel free to contact the undersigned with any questions. In support of this application, please find enclosed one (1) PDF of the Committee of Adjustment Sketch.

Regards,  
**UrbanSolutions**



Matt Johnston, MCIP, RPP  
*Principal*



Laura Drennan, CPT  
*Planning Technician*

cc: Councillor Danko, Ward 8  
Mr. Frank Leonardis  
Mr. Sergio Manchia, UrbanSolutions Planning & Lands Development Consultants Inc.



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: Nov 23/18	Date Application Deemed Complete: HM18-18:143	Submission No.:	File No.:
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**1 APPLICANT INFORMATION**

1.1, 1.2	NAME	ADDRESS	PHONE/FAX
Registered Owners(s)	Frank Leonardis	[Redacted]	[Redacted]
Applicant(s)*	Frank Leonardis		
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 Hamilton Wentworth	Lot 72	Concession	Former Township
Registered Plan N°. 495	Lot(s)	Reference Plan N°.	Part(s)
Municipal Address 197 Brucevale Ave East			Assessment Roll N°. 0809030008500000

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:

Frank Leonard

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)	7.48m	Depth (m)	Area (m <sup>2</sup> or ha)
<del>15.24m</del>	<del>5.98m</del>	31.272m	<del>476.585m<sup>2</sup></del> 233.91m <sup>2</sup>

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: existing house on property to be retained vacant

Proposed: single detached residential

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 (m <sup>2</sup> or ha)
7.47m	31.272m	233.60m <sup>2</sup>

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

Building(s) or Structure(s):

Existing: 1 1/2 story single detached home to be retained

Proposed: no change

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.

- land size of proposed lot is in character with neighborhood (see attached)

- this is an underutilized potential lot within previously developed area which achieves efficient development that optimizes use of land, resources and public investment in infrastructure

5.2 What is the existing zoning of the subject land? Urban Protected Residential, District "C"  
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)
<b>An agricultural operation, including livestock facility or stockyard</b>	<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"/>	

## 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?  
Purchase Agreement, discussion with neighbors
- 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

- cost effective development that minimizes land consumption and servicing costs

- proposed land use focuses on growth + development within urban settlement area.

b) Is this application consistent with the Provincial Policy Statement (PPS)?

☒ Yes

☐ No

(Provide explanation)

1.1.3.4 - 1.1.3.5 Appropriate development standards should be provided which facilitate intensification, redevelopment and compact form.

Planning authorities shall establish and implement minimum targets to intensification and redevelopment within built up areas;

c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?

☒ Yes

☐ No

(Provide explanation)

This will prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability

d) Are the subject lands within an area of land designated under any provincial plan or plans? (If YES, provide explanation on whether the application conforms or does not conflict with the provincial plan or plans.)

☐ Yes

☒ No

e) Are the subject lands subject to the Niagara Escarpment Plan?

☐ Yes

☒ No

If yes, is the proposal in conformity with the Niagara Escarpment Plan?

☐ Yes

☒ No

(Provide Explanation)

f) Are the subject lands subject to the Parkway Belt West Plan?

☐ Yes

☐ No

If yes, is the proposal in conformity with the Parkway Belt West Plan?

☐ Yes

☒ No

(Provide Explanation)

g) Are the subject lands subject to the Greenbelt Plan?

☐ Yes

☒ No

If yes, does this application conform with the Greenbelt Plan?

☐ Yes

☐ No

(Provide Explanation)

## 8 HISTORY OF THE SUBJECT LAND

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

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

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

N/A

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

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

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

March 19, 2018

- 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

(Complete Section 10.3)

- ☐ Rural Settlement Area Severance or Lot Addition
- ☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation (Complete Section 10.4)
- ☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation (Complete Section 10.5)

### 10.3 Description of Lands

#### a) Lands to be Severed:

Frontage (m): (from Section 4.1)	Area (m <sup>2</sup> or ha): (from in Section 4.1)
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Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

#### b) Lands to be Retained:

Frontage (m): (from Section 4.2)	Area (m <sup>2</sup> or ha): (from Section 4.2)
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Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

### 10.4 Description of Lands (Abutting Farm Consolidation)

#### a) Location of abutting farm:

\_\_\_\_\_  
 (Street) (Municipality) (Postal Code)

#### b) Description abutting farm:

Frontage (m):	Area (m <sup>2</sup> or ha):
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Existing Land Use(s): \_\_\_\_\_ Proposed Land Use(s): \_\_\_\_\_

#### c) Description of consolidated farm (excluding lands intended to be severed for the surplus dwelling):

Frontage (m):	Area (m <sup>2</sup> or ha):
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Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

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

Frontage (m): (from Section 4.1)	Area (m <sup>2</sup> or ha): (from Section 4.1)
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Front yard set back: \_\_\_\_\_

#### e) Surplus farm dwelling date of construction:

- ☐ Prior to December 16, 2004 ☐ After December 16, 2004

#### f) Condition of surplus farm dwelling:

- ☐ Habitable ☐ Non-Habitable

#### g) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m <sup>2</sup> 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):
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Existing Land Use(s): \_\_\_\_\_ Proposed Land Use(s): \_\_\_\_\_

c) Description of surplus dwelling lands intended to be severed:

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

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.

*Proposed lot is around corner of East 8<sup>th</sup> Street,  
most homes on East 8<sup>th</sup> are approximated 25' Frontage  
\*See attached. Plot and proposed home will  
be in character with neighborhood*

## 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:

- the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- 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;
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- 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,
  - are located on the subject land and on land that is adjacent to it, and
  - in the applicant's opinion, may affect the application;
- the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
- 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