



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-21:64

SUBJECT PROPERTY: 59 Mountain Park 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):

Owner John Lamparaski
Agent A.J. Clark & Associates c/o R. Ferrari

PURPOSE OF APPLICATION:

To permit the conveyance of a parcel of land and to retain a parcel of land for residential purposes.

To be heard in conjunction with HM/A/-21:270.

Severed lands:

11.71m[±] x 39.42m[±] and an area of 449.30m² [±]

Retained lands:

19.38m[±] x 33.76m[±] and an area of 754.80m² [±]

The Committee of Adjustment will hear this application on:

DATE: Thursday, August 26th , 2021

TIME: 1:20 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

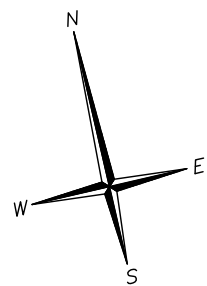
For more information on this matter, including access to drawings illustrating this request:

- 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: August 10th, 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.



ESCARPMENT

REGISTERED

LOT 9

LOT 8
PART 2

LOT 7
PART 1

LOT 6

PROPOSED
SEVERANCE
AREA=449.3±m²

REMAINING LANDS OF
APPLICANT
AREA=754.8±m²

2 1/2 STOREY
BRICK
DWELLING
No 59

2 1/2 STOREY
BRICK & STUCCO
DWELLING
No 69

LOT LINE

LOT LINE

(NO FOUNDATION)
BAY WINDOW

STAIRS

20.12 m WIDE MUNICIPAL ROAD

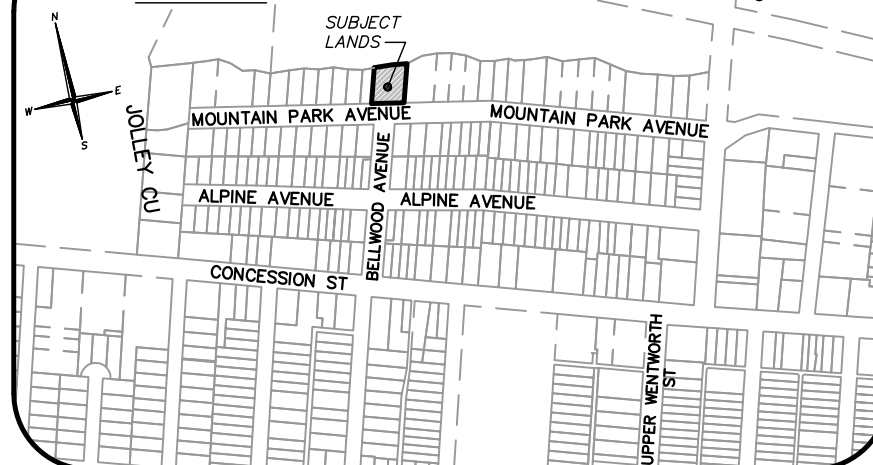
MOUNTAIN PARK AVENUE

(FORMERLY CLIFTON AVENUE STREET ESTABLISHED ACCORDING TO REG'D. PLAN No 384
STREET NAME CHANGED BY BY-LAW No 993-1910, INST. Nos 191 & 115241CD)

KEY PLAN

NOT TO SCALE

SHERMAN AC



SKETCH OF
LOTS 7 & 8 & PART OF LOT 9
GEORGE F. WEBB SURVEY
REGISTERED PLAN No. 384
IN THE
CITY OF HAMILTON

SCALE 1:200

0 5 10 metres

ATHITHTHAN KANAGANAYAGAM O.L.S.

METRIC:

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

NOTE:

THIS PLAN IS COMPILED FROM PLANS AND RECORDS
ON FILE IN THIS OFFICE AND IS NOT BASED ON AN
ACTUAL FIELD SURVEY.

THIS PLAN IS PREPARED TO ACCOMPANY AN APPLICATION
TO THE LAND DIVISION COMMITTEE REQUESTING A GRANT
OF SEVERANCE AND IS NOT INTENDED FOR REGISTRATION.

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE
USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

NOTE:

PART 1 LANDS TO BE SEVERED
PART 2 LANDS TO BE RETAINED

MARCH 10, 2021
DATE



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
internet email: ajc@ajclarke.com



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

July 6, 2021

The City of Hamilton
Committee of Adjustment
Planning and Economic Development Department
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Delivered via email

Attn: Jamila Sheffield
Secretary-Treasurer, Committee of Adjustment

**Re: Severance Application & Minor Variance Application
59 Mountain Park Avenue, City of Hamilton**

Dear Ms. Sheffield,

On behalf of our client, John Lamparski, we are pleased to provide you with the enclosed submission in support of an application for consent to sever land and minor variance for the subject lands. Please find the following enclosed materials:

1. A cheque in the amount of \$2,860.00 made payable to the City of Hamilton, in payment of the requisite severance application fee;
2. A cheque in the amount of \$3,320.00 made payable to the City of Hamilton, in payment of the requisite minor variance application fee;
3. One (1) Electronic copy of the signed and executed severance application form;
4. One (1) Electronic copy of the signed and executed minor variance application form;
5. One (1) Electronic copy of the severance sketch;

The proposed development consists of a severance application to sever one parcel of land from the existing lot at 59 Mountain Park Avenue, in the City of Hamilton. In addition, a minor variance application is also required to facilitate the severance. The proposed severed and retained parcels are identified as Parts 1 & 2 respectively, on the enclosed severance sketch. The existing single-detached dwelling on the subject lands will be retained, and a small addition will be demolished in favor of the proposed development.

The subject lands is designated "Neighbourhoods" within the Urban Hamilton Official Plan (UHOP). Section E.3.0 provides policies for lands designated "Neighbourhoods". The designation is broadly supportive of the development of complete communities that are made up of more than just homes, but include a variety of land uses. The proposal conforms to the applicable policies of the "Neighbourhoods" designation, as it is a permitted use and conforms to the "Neighbourhoods" policies related to function and scale. The subject lands are zoned "C" Urban Protected Residential etc. District in the City of Hamilton Zoning By-law No. 6593.



Severance

Section E.2.4.2.2 of the UHOP outlines evaluation criteria for residential intensification within the “Neighbourhoods” designation. The proposed severance is compatible with adjacent land uses including matters such as shadowing, overlook, noise, lighting, traffic, and other nuisance effects. The surrounding neighbourhood supports a variety of lot sizes with diverse built forms. The general lot frontages and area of the proposed lots are consistent with surrounding lotting patterns. Accordingly, the proposed development satisfies the criteria outlined in Policy E.2.4.2.2.

Further, in accordance with Policy F.1.14.3.1, the proposed lots comply with the applicable policies of the UHOP, are compatible and generally reflect the scale of the neighbourhood, have frontage onto a municipal road and are fully serviced. As such the proposal conforms to the UHOP.

This neighbourhood is characterized by a number of existing single detached dwellings of varying sizes and there is evidence of multiple severances that have taken place along Mountain Park Avenue, including adjacent to the subject lands at 69 Mountain Park Avenue. A number of residential properties on Mountain Park Avenue also contain single detached dwellings with less than 12m frontages. Therefore, the proposed severance is compatible and mutually capable of existing within this neighbourhood. There are no anticipated traffic, noise, lighting impacts or shadowing anticipated to stem from this redevelopment.

In our view, the proposed severance has regard for the matters under Section 51 (24) of the Planning Act, represent good planning and should be approved.

Minor Variance

The following variance is required to facilitate the severance application:

1. To permit a minimum lot width of 11.7m whereas the Zoning By-law requires a minimum lot width of 12m.

The purpose of this analysis is to demonstrate how the variance applied for satisfies the four tests established under Section 45(1) of the *Planning Act*.

Is the proposed variance in keeping with the intent of the Official Plan?

In addition to the designation specific policies of the UHOP, the proposed variance was evaluated against the lot creation policies of F.1.14.3; and against the residential intensification policies of Chapter B.2.4 of the UHOP, and the proposal conforms to the general intent of the UHOP.

Accordingly, the proposed variance is in keeping with the intent of the Official Plan.



Is the proposed variance in keeping with the intent of the Zoning by-law?

The lot frontage regulation set forth in the "C" District regulate the intensity of a permitted use. This is to ensure overdevelopment of lands does not occur, and that development is in keeping with the character of the neighbourhood while being compatible with surrounding development. The proposed variance to lot frontage will allow for lot creation that is in keeping with the character of the area, while also being compatible with adjacent development. A number of single detached dwellings exist with less than 12m lot frontages, namely lots 82 – 94 Mountain Park Avenue. A severance was approved adjacent to the subject lands having a 12m lot frontage and an existing single detached dwelling.

Accordingly, the requested variances are in keeping with the intent of the Zoning By-law.

Is the proposed variance desirable and appropriate?

The general scale and character of the established development pattern varies considerably in the surrounding area. Lot widths vary significantly within the neighbourhood, however the current property is oversized relative to a vast majority of lots within the neighbourhood. The subject neighbourhood is characterized by a diverse built form and scale. The proposal would be appropriate and compatible intensification that is in keeping with the wide variety of established development in the immediate neighbourhood. The proposal will conform to the applicable regulations of the Zoning By-law ("C" District) with respect to building height, setbacks, and massing, and will therefore be consistent with nearby development.

The proposed variances will facilitate a form of residential intensification, consistent with provincial policy direction, that is in keeping with the character of the area and that is compatible with adjacent development.

Accordingly, the proposed variances are considered desirable and appropriate.

Is the proposed variance Minor in nature?

The above test is a measure of impact and whether the impact anticipated from the proposed variances is minor in nature. The lot width of the proposed lot is in keeping with the character of the area and are compatible with adjacent development. There are no anticipated impacts in terms of visual impact, shadowing, overlook, traffic, or otherwise resulting from the proposal and it has been demonstrated that a sufficiently sized dwelling can be situated on the lots being created by the concurrent severance application. The requested reduction of 0.29 metres in minimum lot width is considered minor.

I trust this is satisfactory for your purposes and thank you for your co-operation in this matter. Should you have any questions or require additional information, please do not hesitate to contact our office.



Sincerely,

Ryan Ferrari, BURPI, CPT
A. J. Clarke and Associates Ltd.

Encl.

Copy: John Lamparski (email)

**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)	John Lamparski		
Applicant(s)*	A.J Clarke and Associates Ltd. c/o Ryan Ferrari		
Agent or Solicitor	(same as applicant)	(same as applicant)	Phone:
			E-mail:

* Owner's authorisation required if the applicant is not the owner.

1.3 All correspondence should be sent to ☐ Owner ☒ Applicant ☐ Agent/Solicitor

2 LOCATION OF SUBJECT LAND Complete the applicable lines

2.1 Area Municipality Hamilton	Lot	Concession	Former Township
Registered Plan N°. 384	Lot(s) 7,8 Pt Lt 9	Reference Plan N°.	Part(s)
Municipal Address 59 Mountain Park Avenue			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:

N/A

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

N/A

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be **Severed**:

Frontage (m)	Depth (m)	Area (m ² or ha)
+/- 11.71	+/- 39.42	+/- 449.30

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: one (1) two-and-a-half storey single family detached dwelling

Proposed: Future Single Detached 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 (m ² or ha)
+/- 19.38	+/- 33.76	+/- 754.80

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: one (1) two-and-a-half storey single family detached dwelling

Proposed: one (1) two-and-a-half storey single family detached dwelling

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): N/A

Urban Hamilton Official Plan designation (if applicable): Neighbourhoods

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

The application is proposing to sever the existing parcel, which will assist in the intensification of the area while being consistent with the surrounding neighbourhood.

5.2 What is the existing zoning of the subject land?

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? "C" - Urban Protected Residential etc. District

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard	<input type="checkbox"/>	N/A
A land fill	<input type="checkbox"/>	N/A
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	N/A
A provincially significant wetland	<input type="checkbox"/>	N/A

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

6 PREVIOUS USE OF PROPERTY

- ☒ Residential
 ☐ Industrial
 ☐ Commercial
☐ Agriculture
 ☐ Vacant
 ☐ Other (specify)

- 6.1 If Industrial or Commercial, specify use N/A
- 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?
Online Mapping
- 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

The application is proposing to sever the existing parcel, which will assist in the intensification of the area while being consistent with the surrounding neighbourhood.

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

The application is proposing to sever the existing parcel, which will assist in the intensification of the area while being consistent with the surrounding neighbourhood.

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

The application is proposing to sever the existing parcel, which will assist in the intensification of the area.

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

N/A

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

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

☒ Yes ☐ No

(Provide Explanation)

Located within the Urban Area. As such, no impacts to the escarpment.

- 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)

N/A

- 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)

It will not provide an adverse effects to the surrounding area.

8 HISTORY OF THE SUBJECT LAND

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

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

N/A

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

N/A

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

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

the transferee and the land use.

N/A

8.4 How long has the applicant owned the subject land?

N/A

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.

N/A

9.2 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

☐ Yes ☒ No ☐ Unknown

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

File number _____ 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 (m ² 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 (m ² 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 (m ² 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 (m ² 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 (m ² 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 (m ² 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 (m ² 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.

N/A

12 SKETCH (Use the attached Sketch Sheet as a guide)

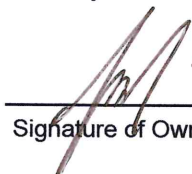
12.1 The application shall be accompanied by a sketch showing the following in metric units:

- (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 and 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.

July 5, 2021
Date


Signature of Owner