

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-21:65

SUBJECT PROPERTY: 111 Whitney 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 2739534 Ontario Inc
Agent Nishan Kugan

PURPOSE OF APPLICATION: To permit the conveyance of a parcel of land for two (2) single family dwellings and to retain a parcel of land for one (1) single family dwelling.

Severed lands:

17.98 m[±] x 30.68 m[±] and an area of 551.63 m²±

Retained lands:

8.99 m[±] x 30.68 m[±] and an area of 275.82 m²±

The Committee of Adjustment will hear this application on:

DATE: Thursday, August 26th , 2021

TIME: 2:00 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

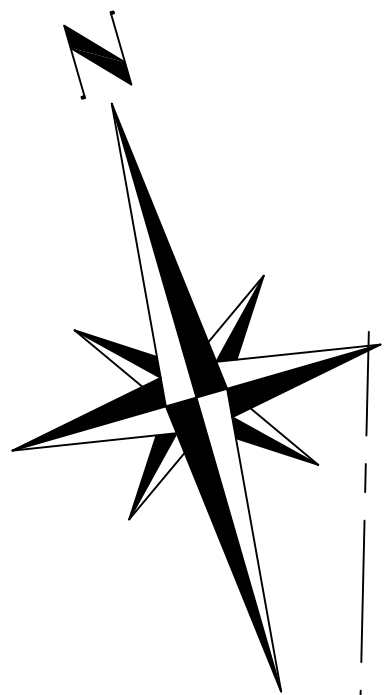
For more information on this matter, including access to drawings illustrating this request:

- 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.



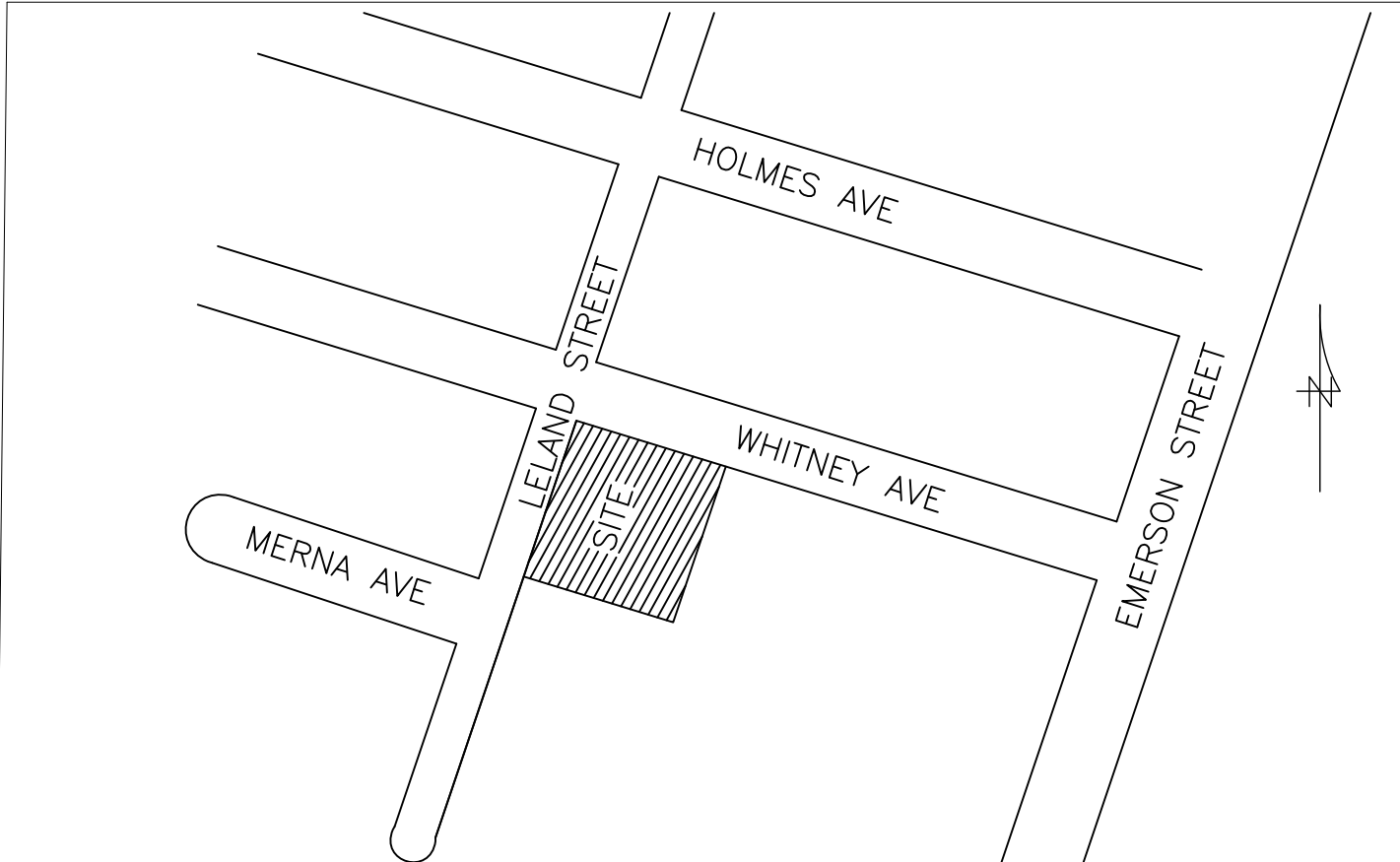
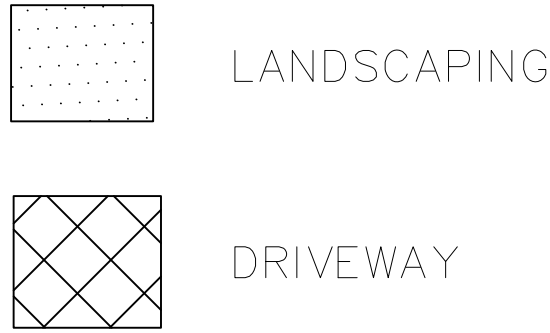
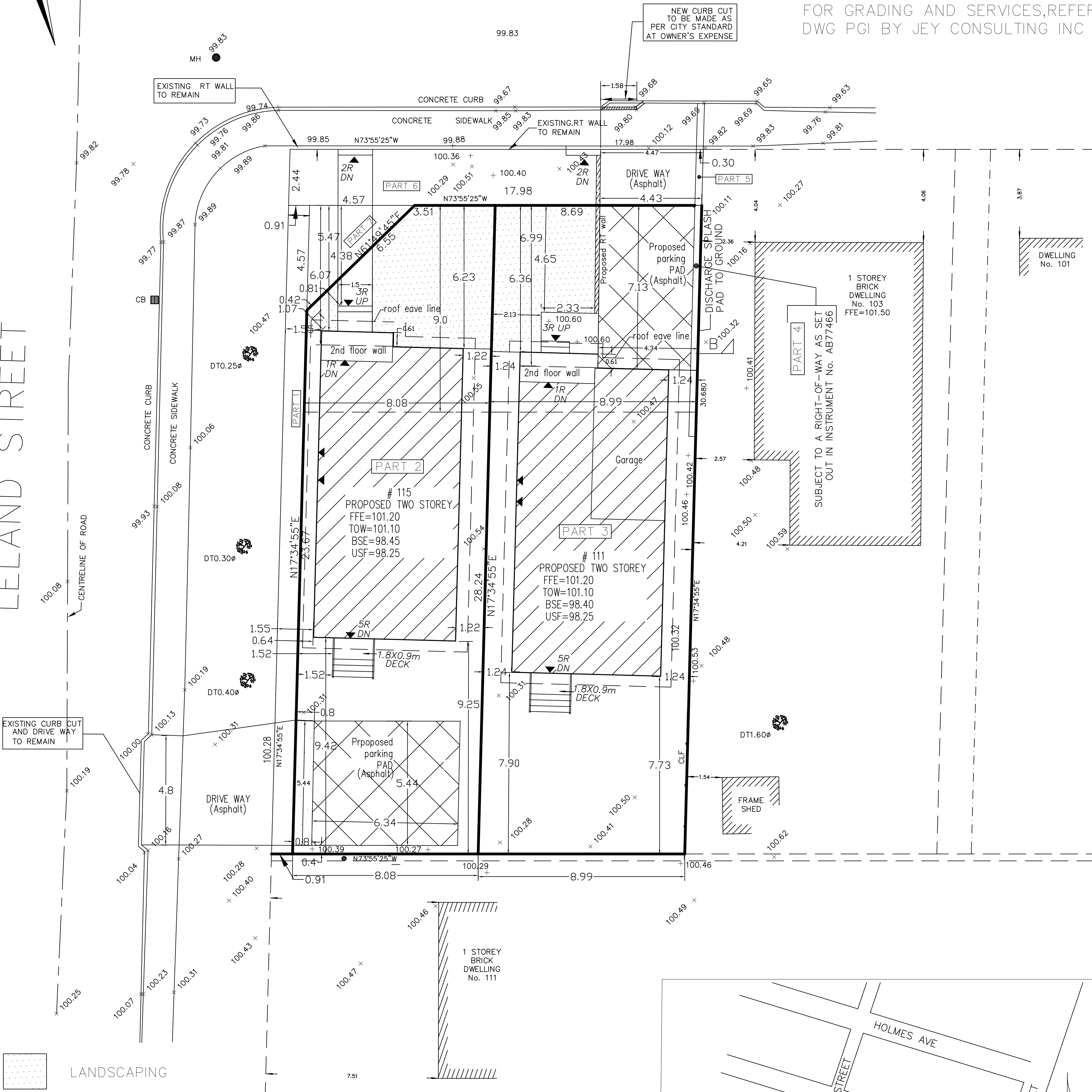
WHITNEY AVENUE

SURVEY INFORMATION TAKEN FROM
THAM SURVEYING LIMITED

LEGAL DISCRIPTION
LOTS 171 AND 172, AND
PART OF LOT 173
REGISTERED PLAN 426
CITY OF HAMILTON
(REGIONAL MUNICIPALITY OF WENTWORTH)

FOR GRADING AND SERVICES,REFER
DWG PGI BY JEY CONSULTING INC

LELAND STREET



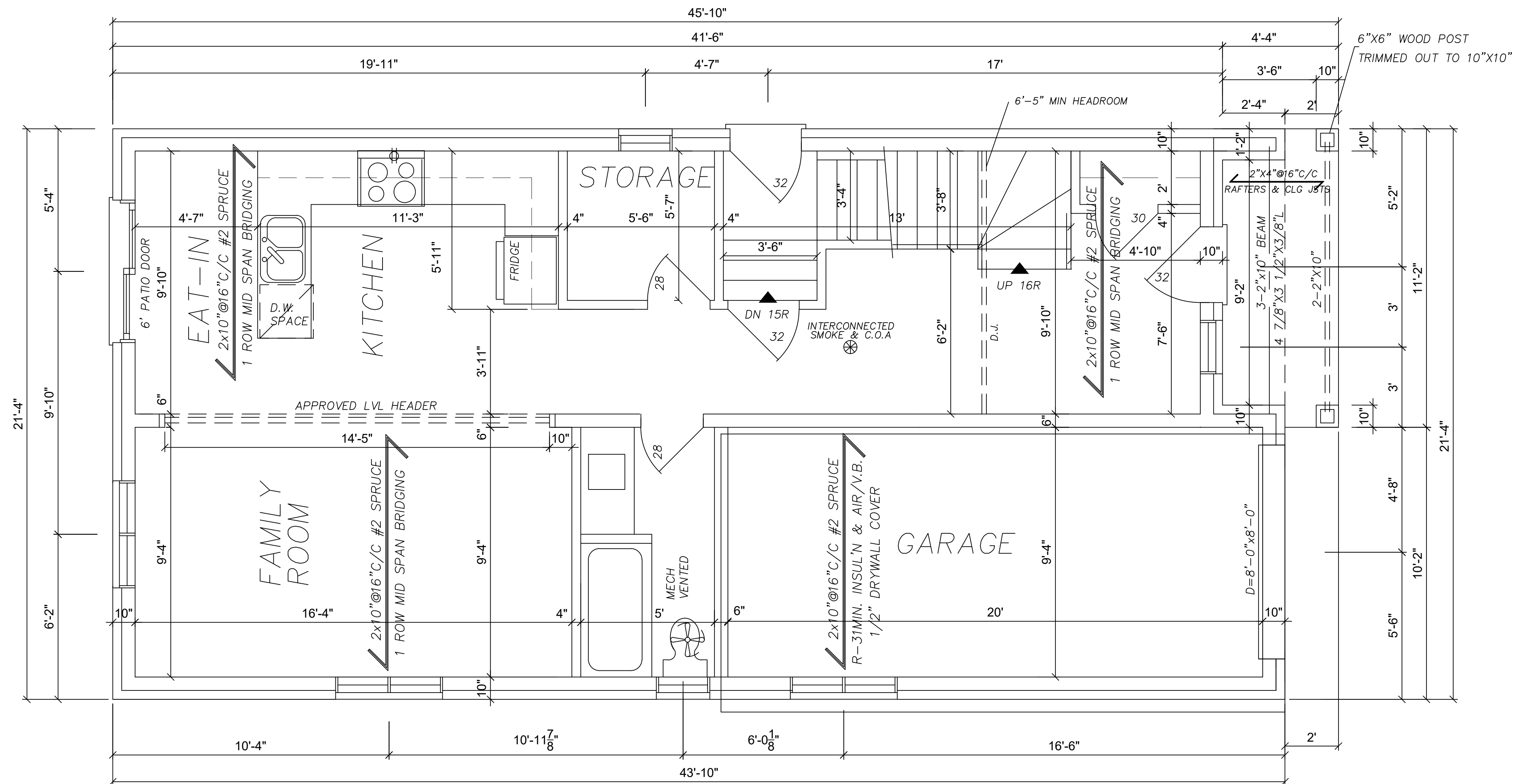
4		
3	July 5, 2021	SITE PLAN REVISED
2	MAY. 11, 2021	COFA REVISION TO THE CITY
1	Dec. 09,2020	COFA SUBMISSION TO THE CITY
No:	DATE: -	REVISION
DRAWN BY: RK	CHECKED BY: KE	DRAWING No: - A.0
SCALE 1:100		

DRAWING TITLE:
PROPOSE SITE PLAN
PROJECT NAME: 111/115 WHITNEY AVENUE
CITY OF HAMILTON

KEY PLAN
(N.T.S)

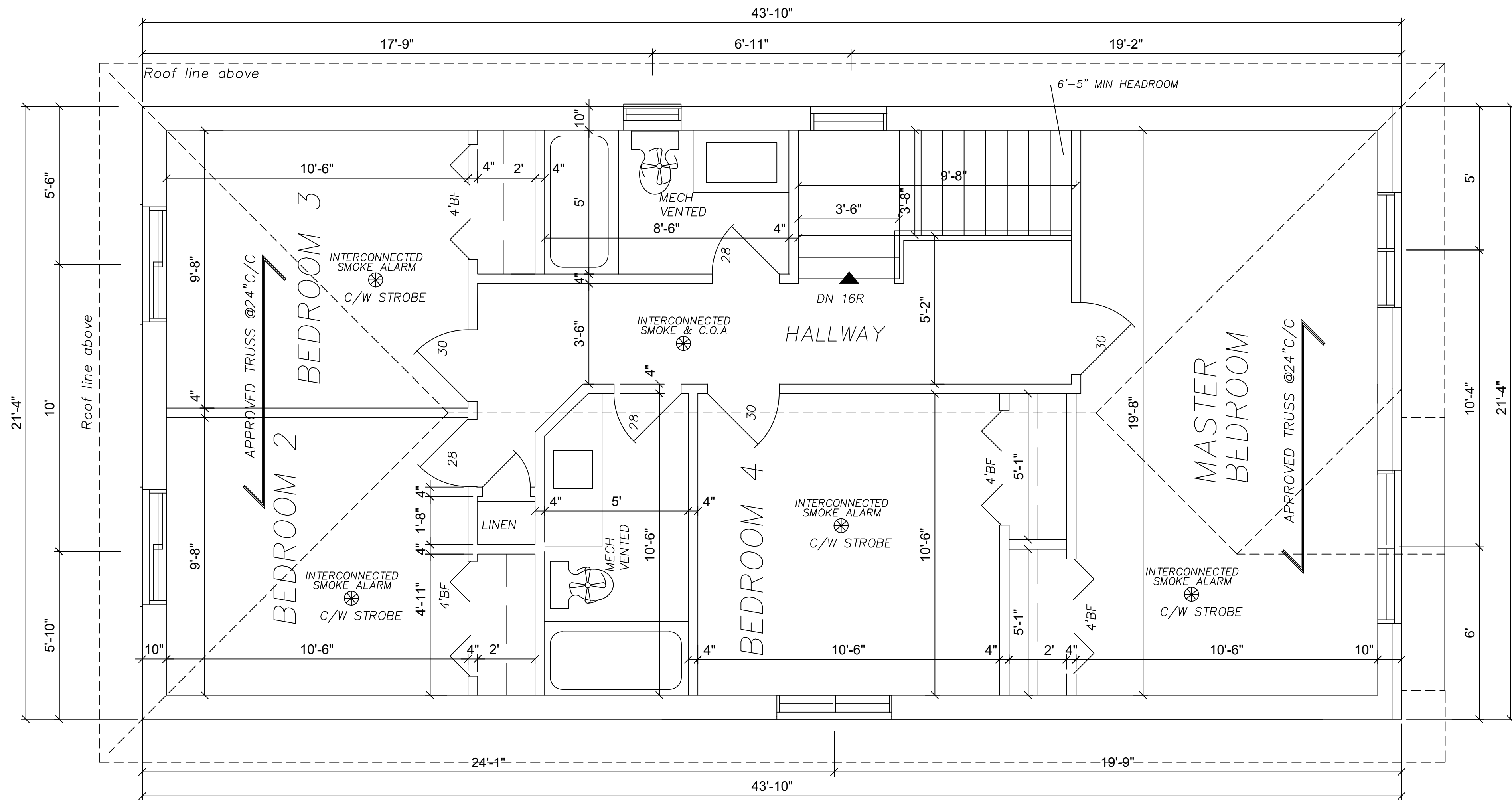
ZONING INFORMATION 111–115 WHITNEY AVE HAMILTON		
DISCRIPTION	111 WHITNEY AVE	115 WHITNEY AVE
LOT WIDTH	8.99 M	8.08
LOT AREA	253.8 S.M	217.7 S.M
FRONT SETBACK	6.97M	6.07M
WEST SIDE SETBACK	1.24M	0.64M
EAST SIDE SETBACK	1.24M	1.22M
REAR SETBACK	7.73M	9.25M
FLOOR AREA		
1ST FLOOR	64.6 S.M	77.2 S.M
2ND FLOOR	86.9 S.M	79 S.M
BASEMENT FLOOR	52.9 S.M	65.1 S.M
TOTAL FLOOR AREA	204.4 S.M	221.3 S.M
FLOOR AREA RATIO	.806	1.016
AVE.GRADE AT CURB	99.79	99.96
BUILDING HEIGHT	8.93M (108.72)	8.68M (108.64)
PARKING PAD	4.34M X7.13M	5.44M X 6.34M
DRIVE WAY WIDTH	4.47M(Max)	4.8M(Existing)
FRONT LANDSCAPE	24.5 S.M	32.85 S.M
FRONT YARD	58.6 S.M	32.85 S.M

4			DRAWING TITLE: ZONING INFO
3	JULY 05, 2021	COFA REVISION TO THE CITY	
2	MAY. 11, 2021	COFA REVISION TO THE CITY	
1	Dec. 09,2020	COFA SUBMISSION TO THE CITY	
No:	DATE: –	REVISION	PROJECT NAME: 111/115 WHITNEY AVENUE CITY OF HAMILTON
DRAWN BY: RK		CHECKED BY: KE	
		DRAWING No: – A.01	



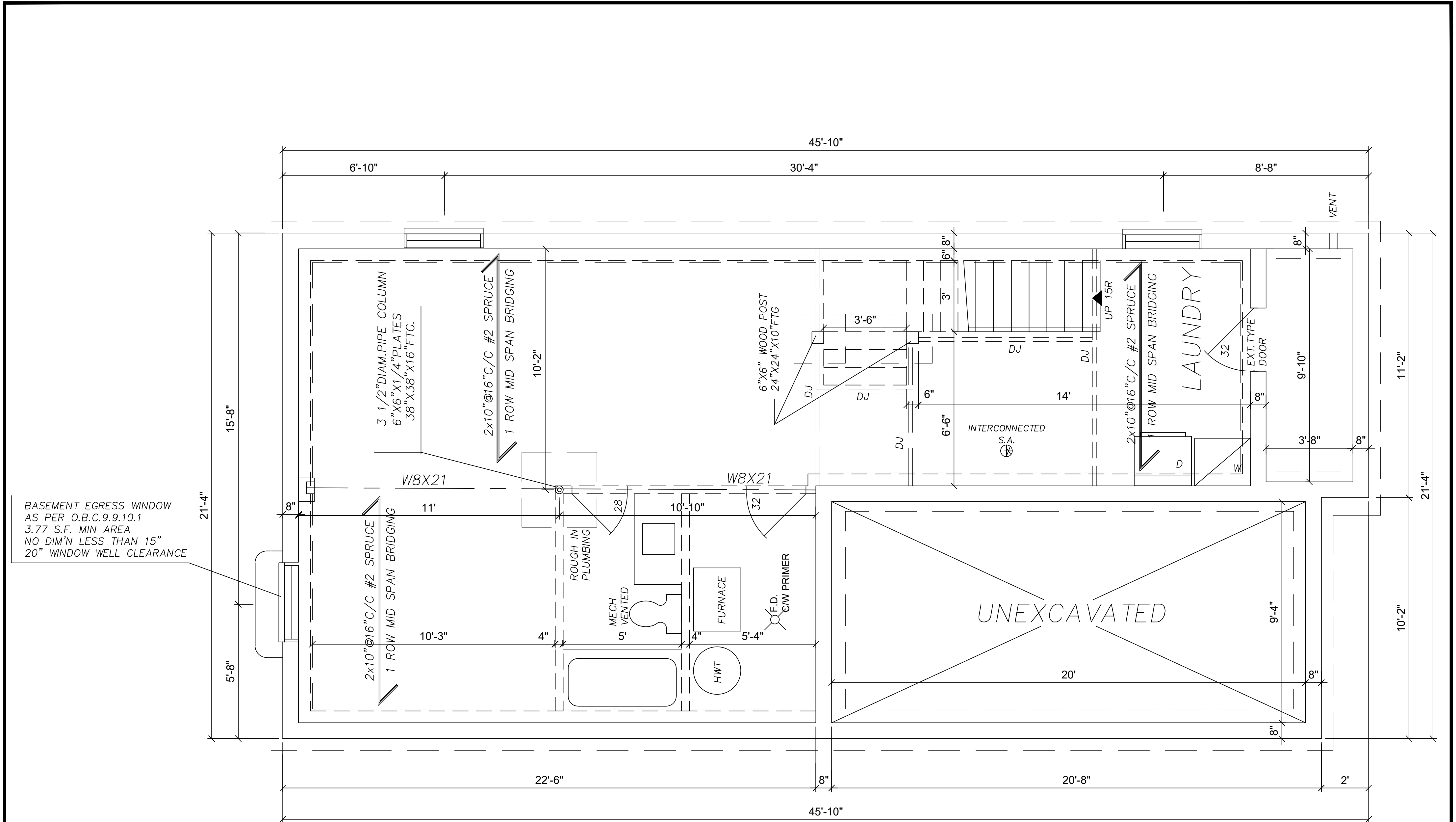
GFA=795.37 SQ.FT. (64.6 SQ.M.)
(WITHOUT GARAGE AREA)
PORCH AREA=43.8 SQ.FT. (4.07 SQ.M.)
GARAGE AREA=218.5 SQ.FT. (20.3 SQ.M.)

TITLE:			
FIRST FLOOR PLAN			
ADDRESS:	SCALE:	DATE:	SHEET:
111 WHITNEY AVE.	3/8"=1'-0"	JULY 5/2021	3 OF 7



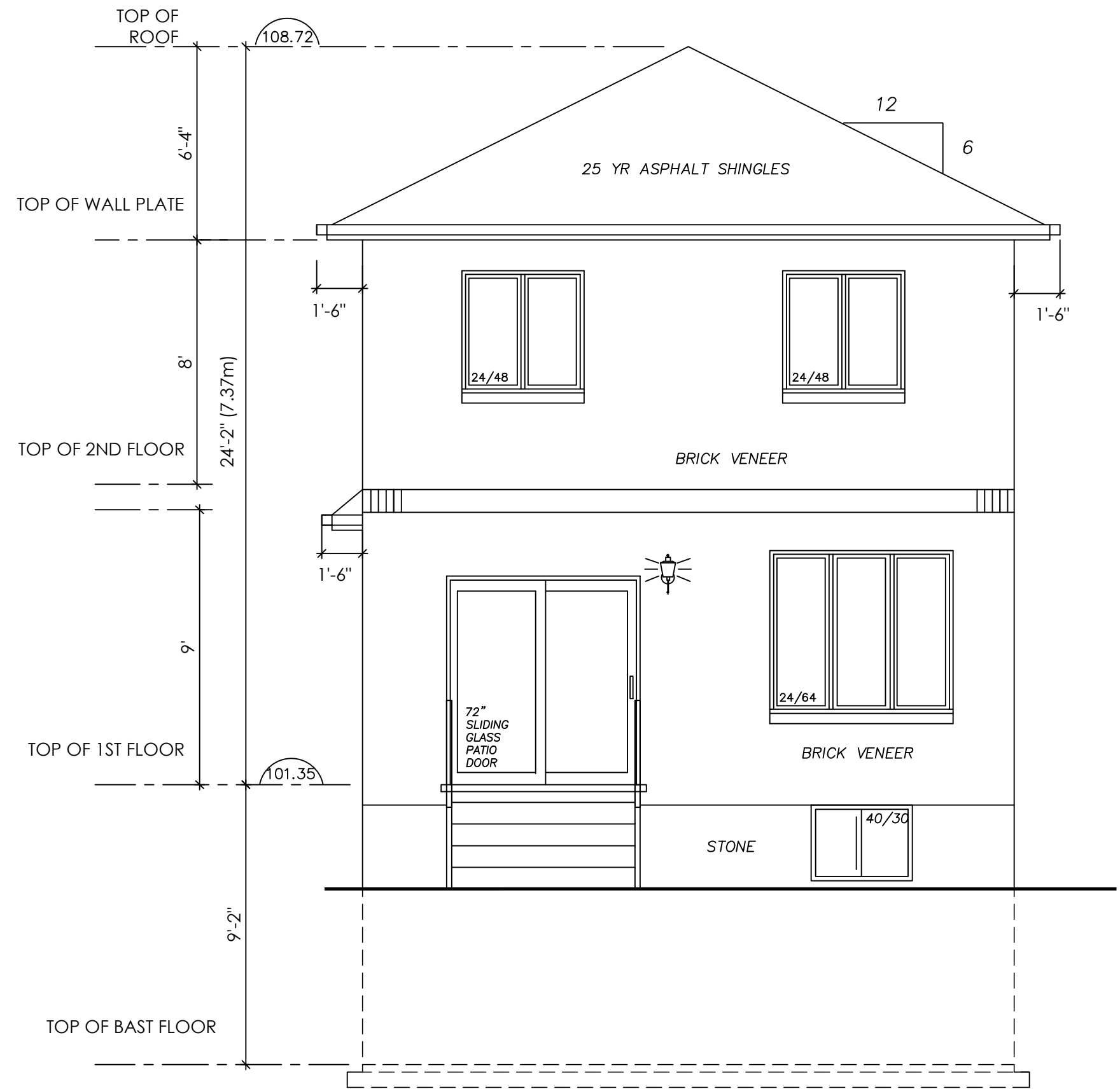
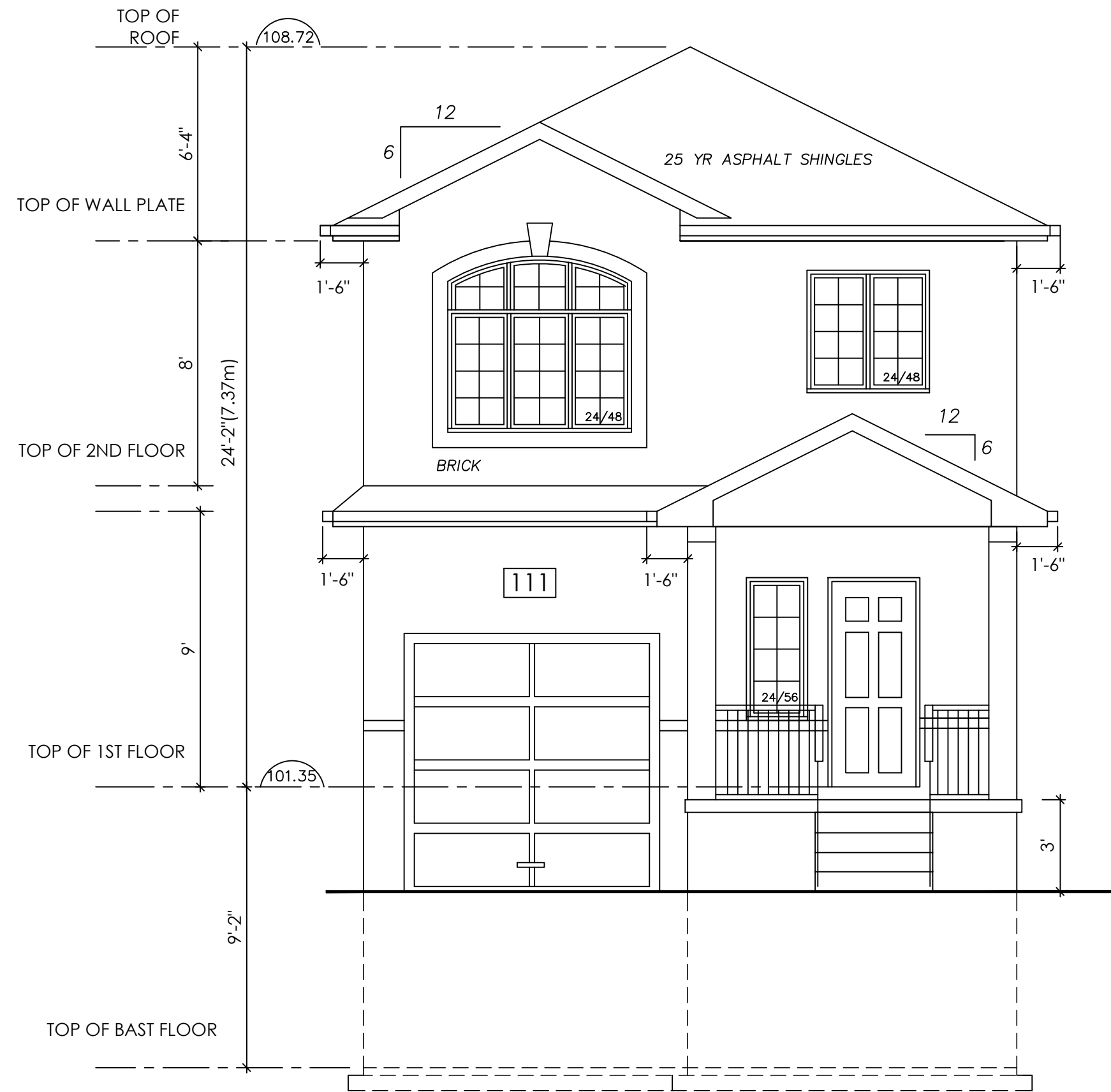
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TITLE:			
SECOND FLOOR PLAN			
ADDRESS:	SCALE:	DATE:	SHEET:
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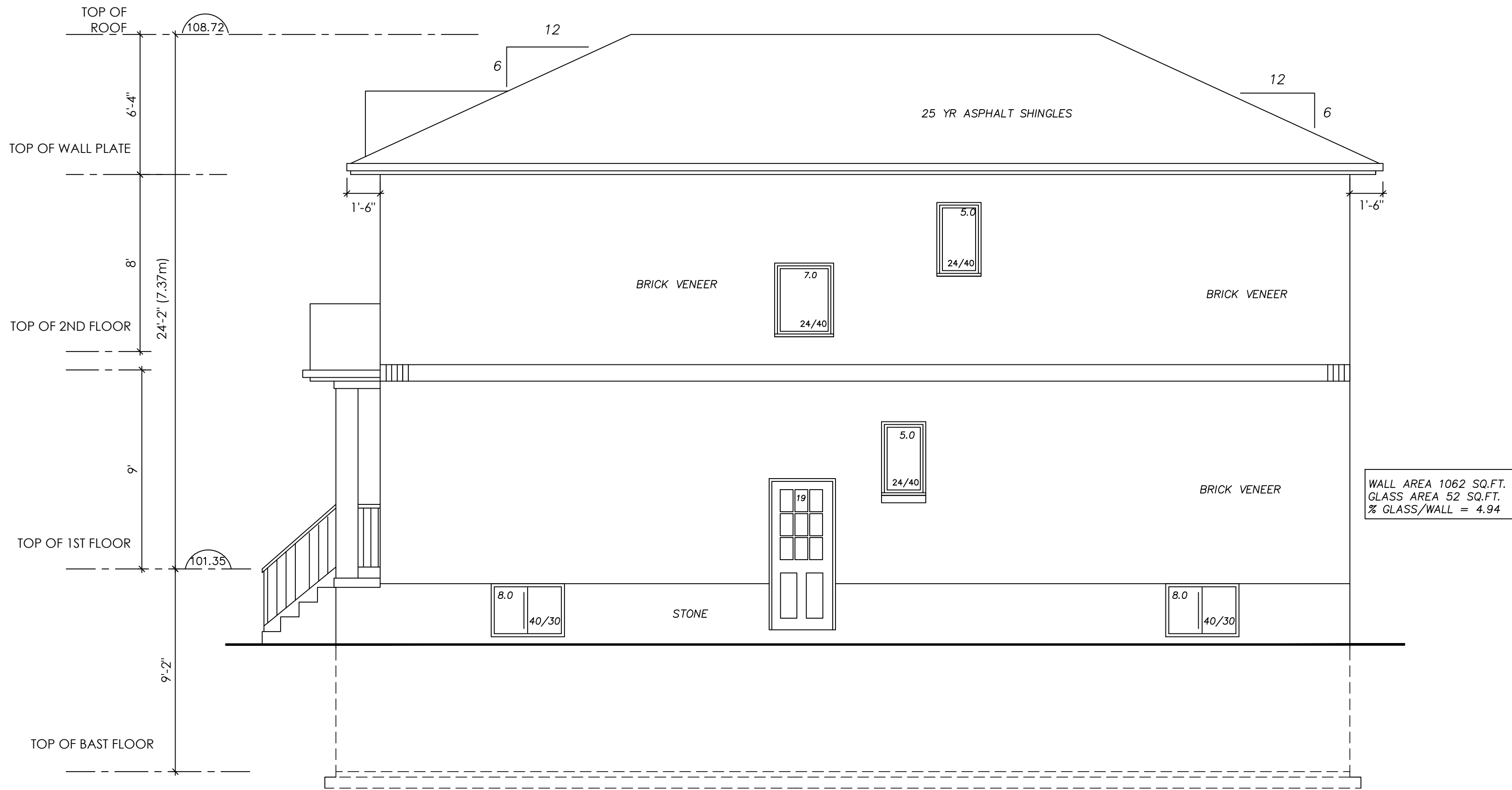


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LAUNDRY AREA = 15.8 S.M
BASEMENT FLOOR AREA = 52.9 S.M

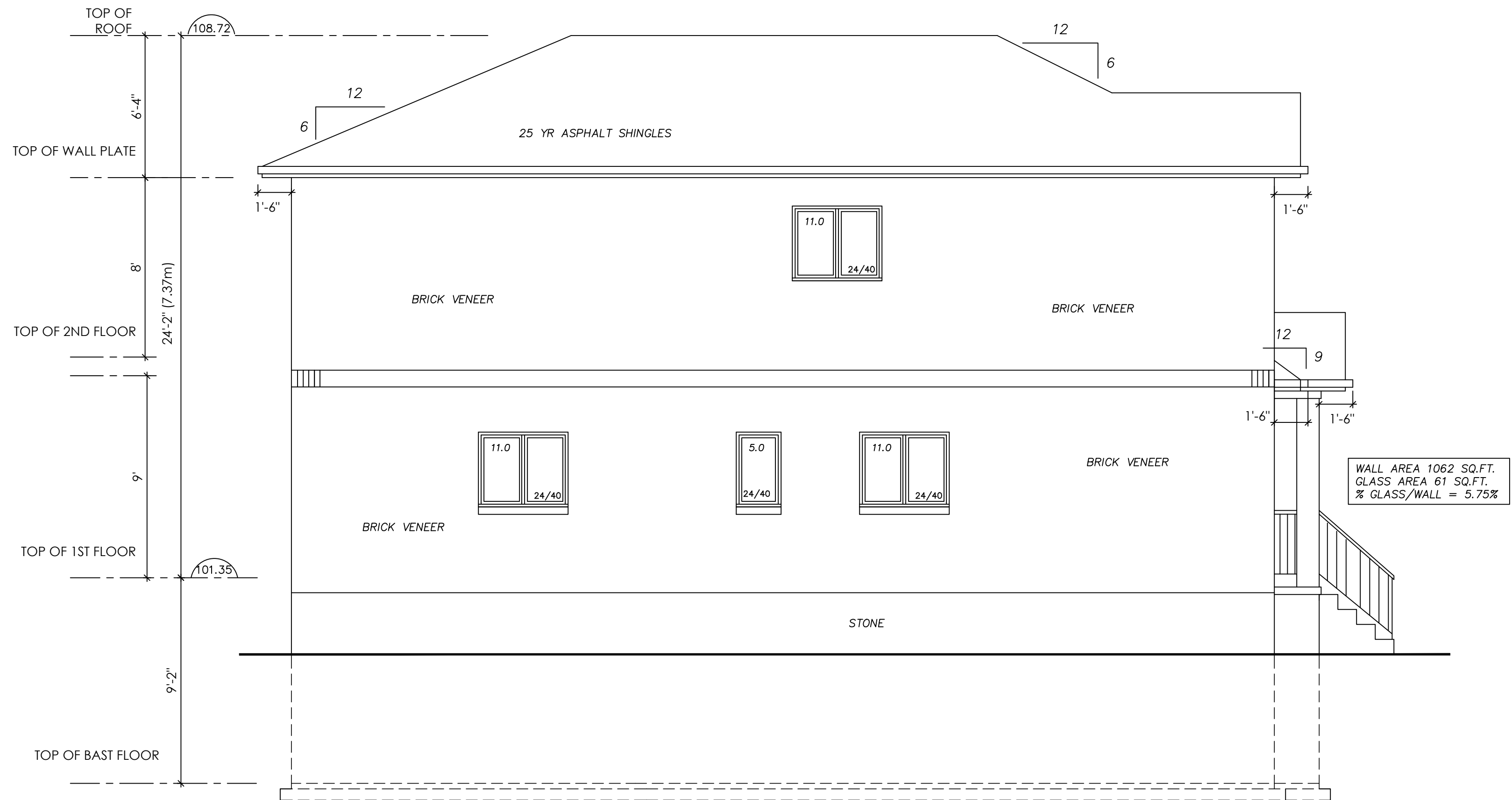
TITLE: BASEMENT FLOOR PLAN			
ADDRESS: 111 WHITNEY AVE.	SCALE: 3/8"=1'-0"	DATE: JULY 5/2021	SHEET: 2 OF 7



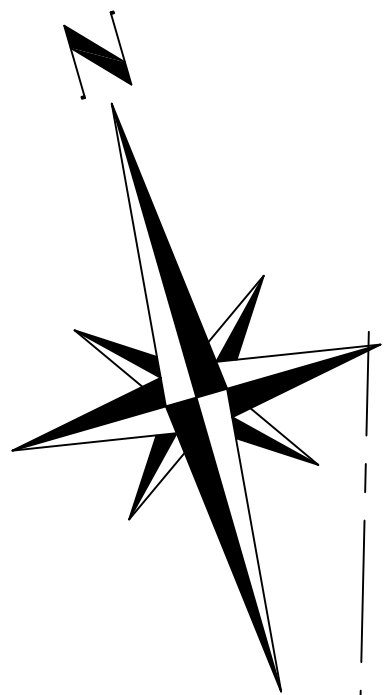
TITLE:			
NORTH AND SOUTH ELEVATION			
ADDRESS:	SCALE:	DATE:	SHEET:
111 WHITNEY AVE.	1/4"=1'-0"	JULY 5/2021	5 OF 7



TITLE:			
WEST SIDE ELEVATION			
ADDRESS:	SCALE:	DATE:	SHEET:
111 WHITNEY AVE.	1/4"=1'-0"	JULY 5/2021	6 OF 7



TITLE: EAST SIDE ELEVATION			
ADDRESS: 111 WHITNEY AVE.	SCALE: 1/4"=1'-0"	DATE: JULY 5/2021	SHEET: 7 OF 7



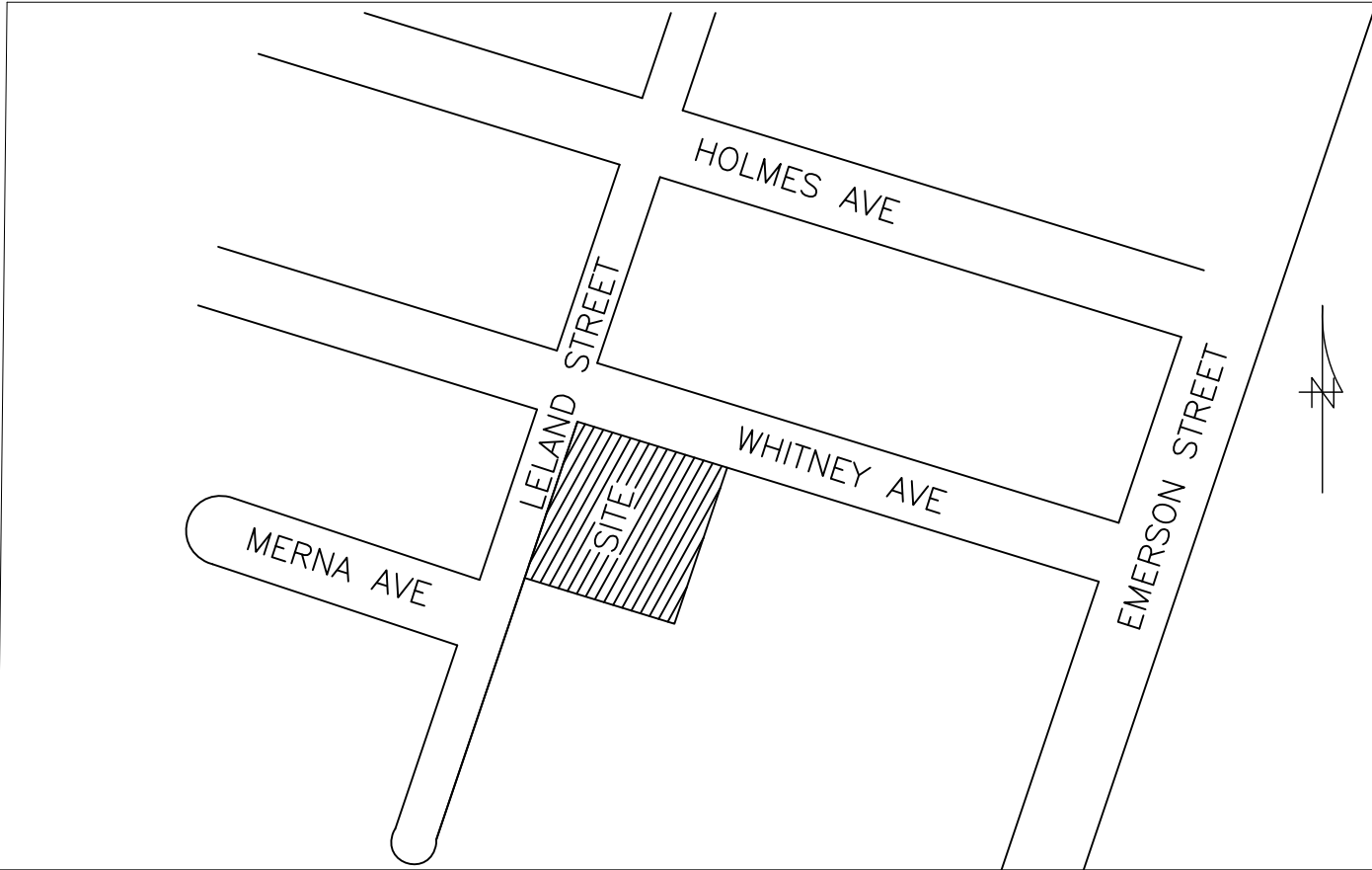
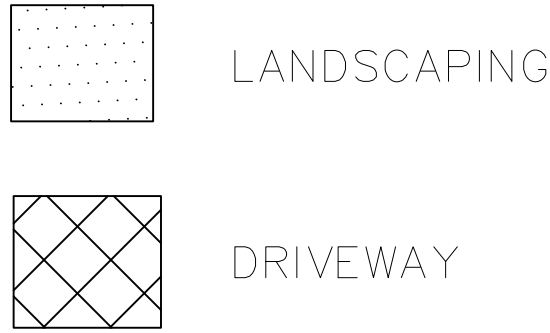
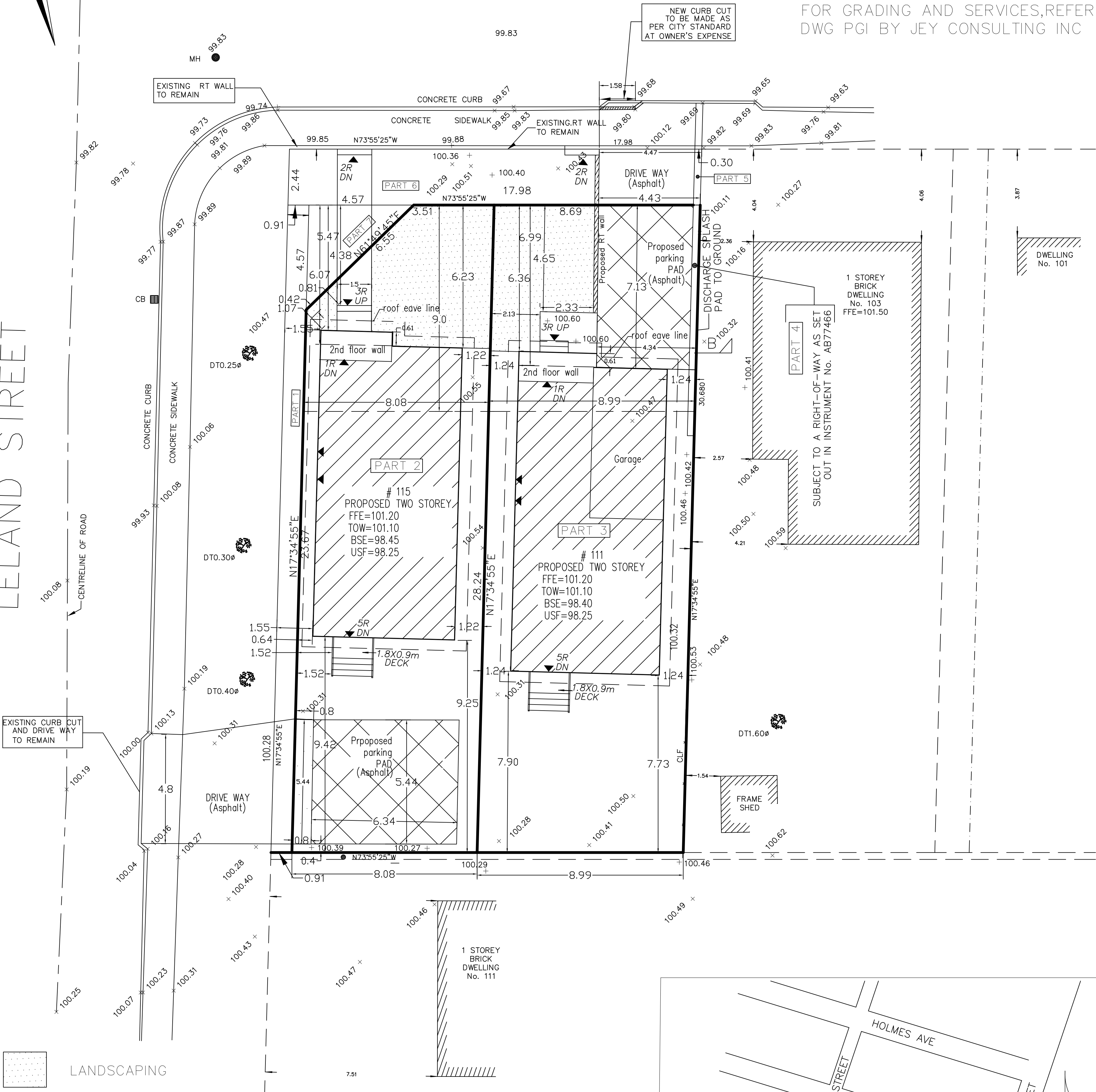
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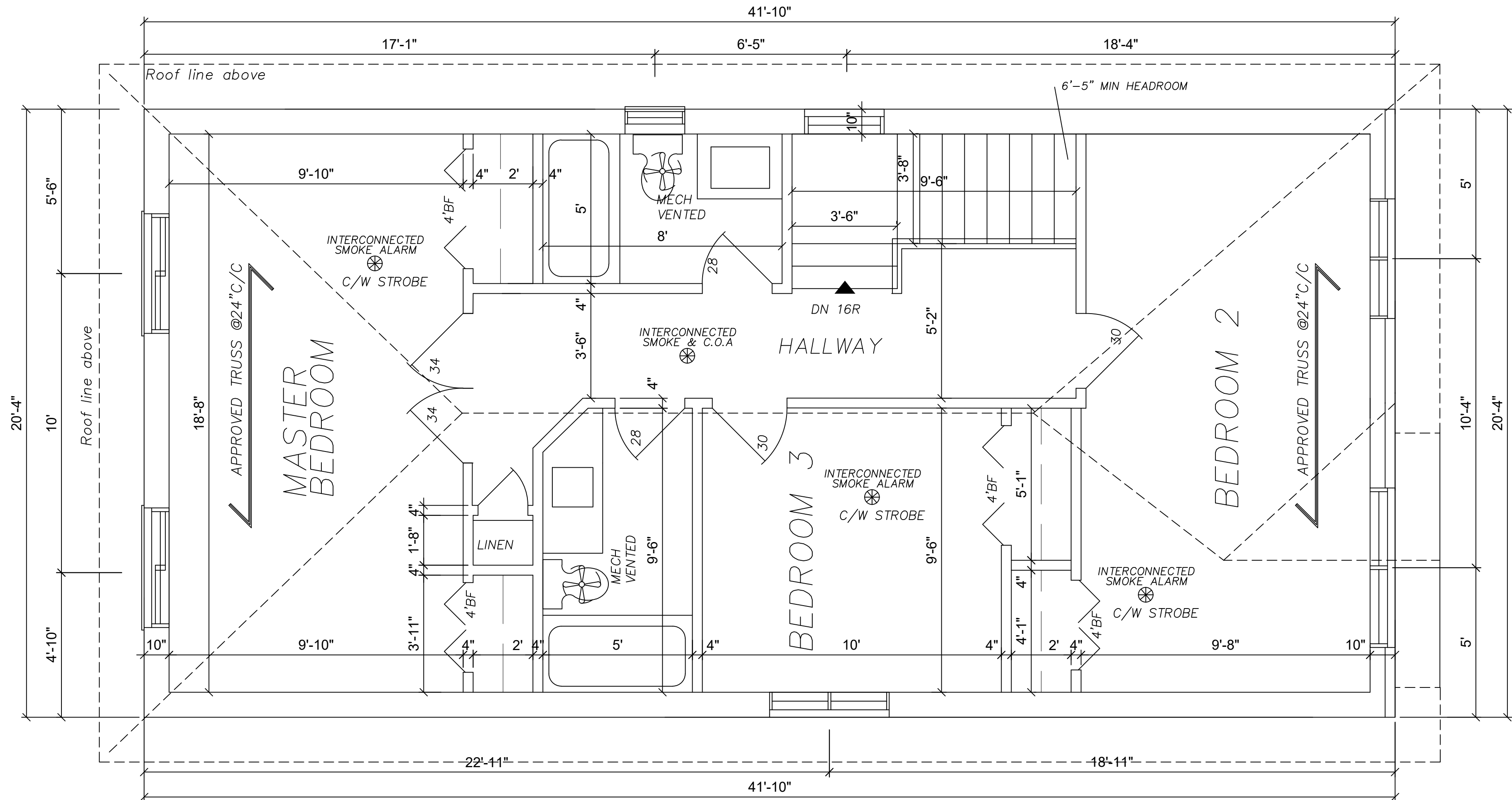
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DRAWING TITLE:
PROPOSE SITE PLAN
PROJECT NAME: 111/115 WHITNEY AVENUE
CITY OF HAMILTON

KEY PLAN
(N.T.S)

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1	Dec. 09,2020	COFA SUBMISSION TO THE CITY	
No:	DATE: –	REVISION	PROJECT NAME: 111/115 WHITNEY AVENUE CITY OF HAMILTON
DRAWN BY: RK CHECKED BY: KE DRAWING No: – A.01			



GFA=855.75 SQ.FT. (79.5 SQ.M.)

TITLE:

SECOND FLOOR PLAN

ADDRESS:

115 WHITNEY AVE.

SCALE:

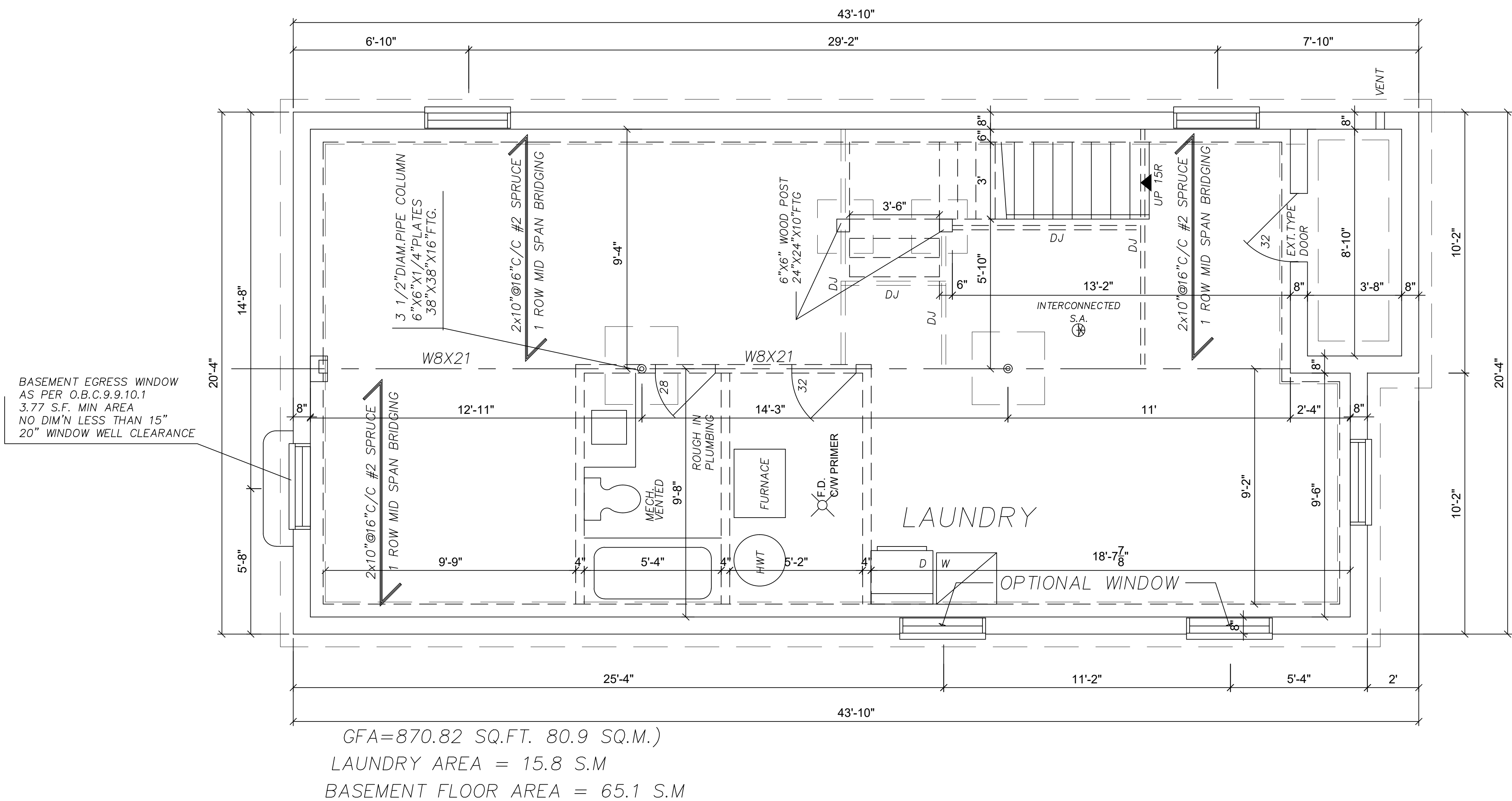
3/8"=1'-0"

DATE:

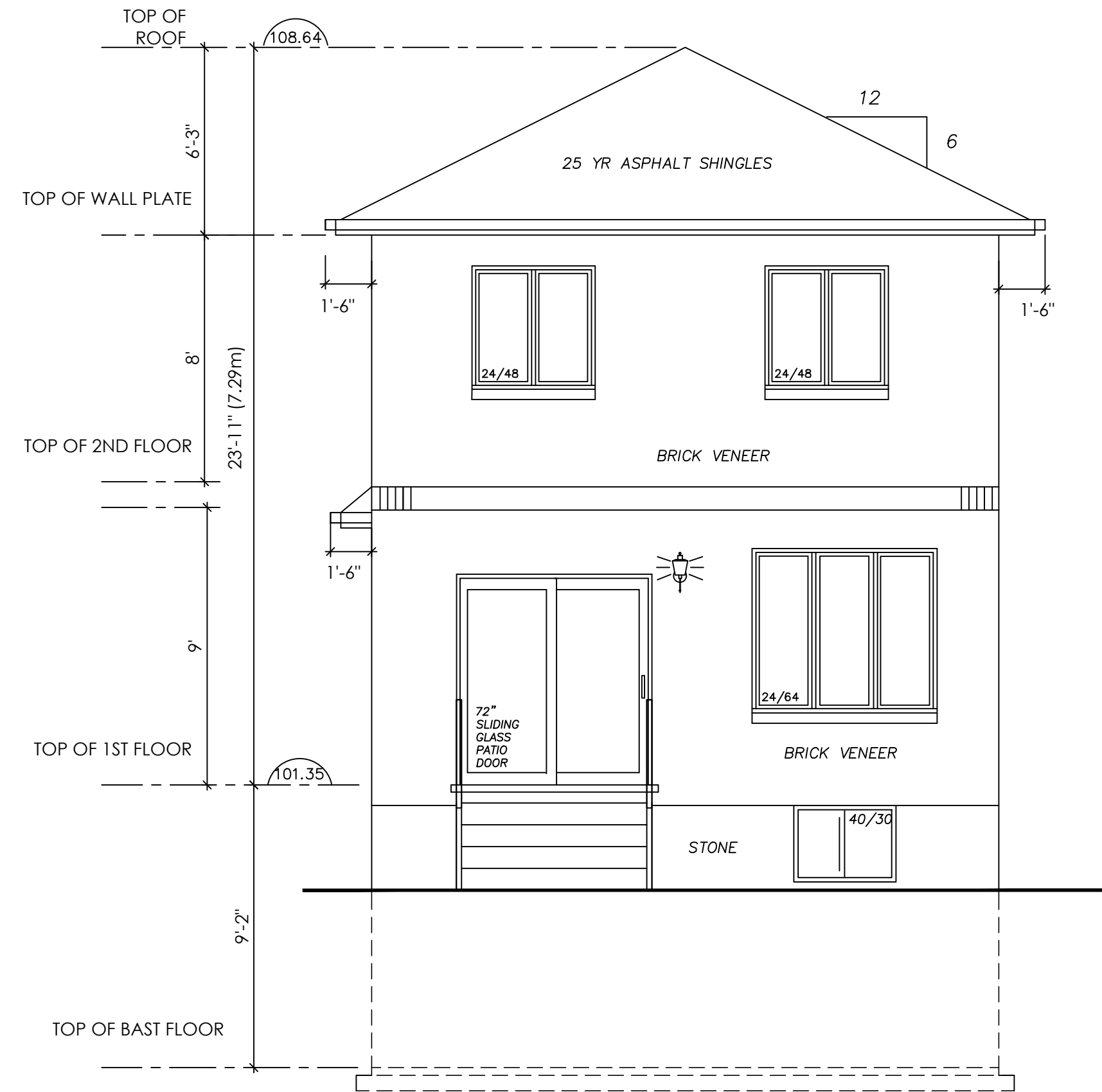
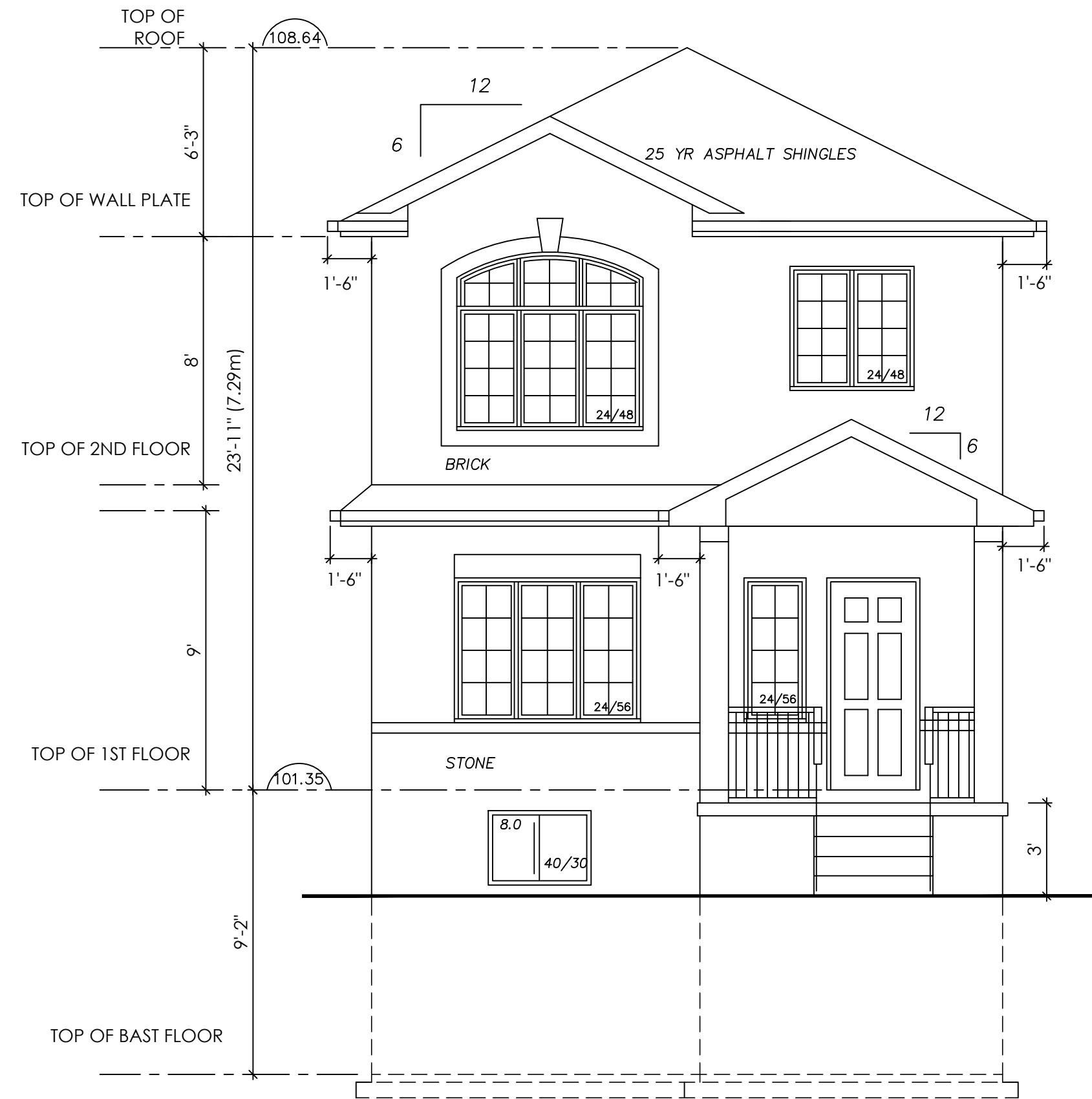
JULY 5/2021

SHEET:

4 OF 7



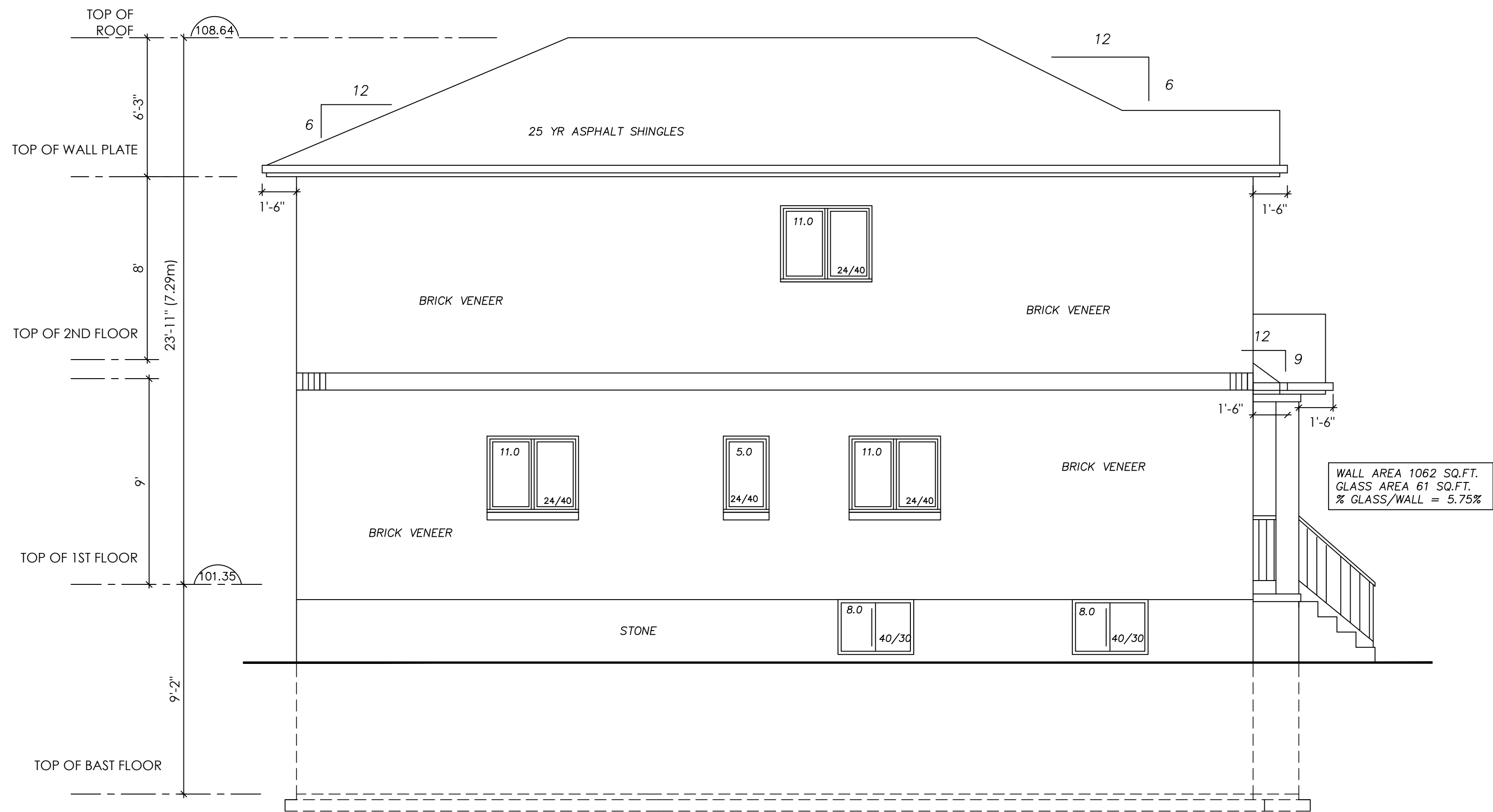
TITLE: BASEMENT FLOOR PLAN			
ADDRESS: 115 WHITNEY AVE.	SCALE: 3/8"=1'-0"	DATE: JULY 5/2021	SHEET: 2 OF 7



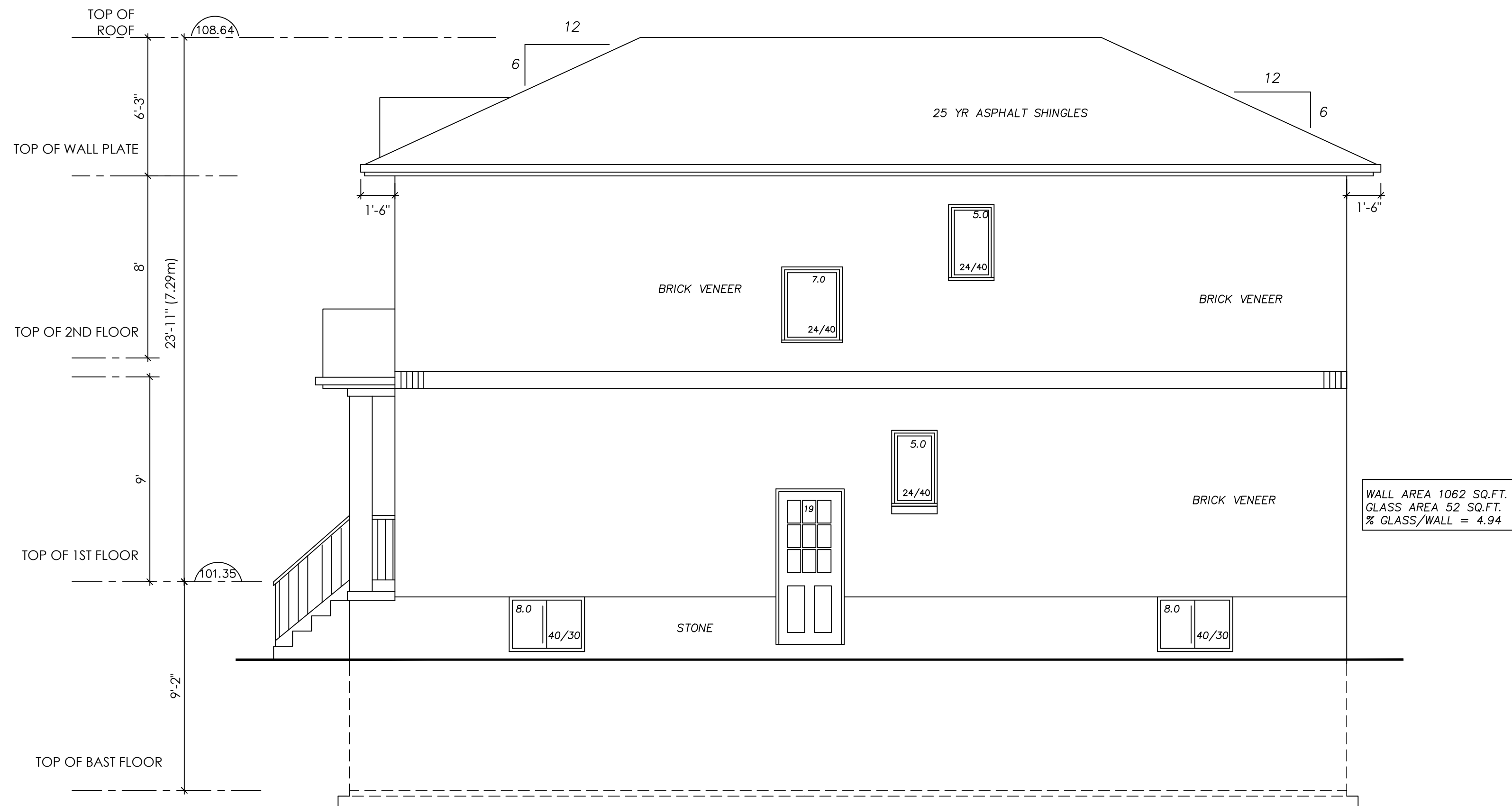
TITLE:

NORTH AND SOUTH ELEVATION

ADDRESS:	SCALE:	DATE:	SHEET:
115 WHITNEY AVE.	1/4"=1'-0"	JULY 5/2021	5 OF 7



TITLE: EAST SIDE ELEVATION			
ADDRESS: 115 WHITNEY AVE.	SCALE: 1/4"=1'-0"	DATE: JULY 5/2021	SHEET: 7 OF 7



TITLE:			
WEST SIDE ELEVATION			
ADDRESS:	SCALE:	DATE:	SHEET:
115 WHITNEY AVE.	1/4"=1'-0"	JULY 5/2021	6 OF 7

**APPLICATION FOR CONSENT TO SEVER LAND
UNDER SECTION 53 OF THE *PLANNING ACT***

Office Use Only

Date Application Received:	Date Application Deemed Complete:	Submission No.:	File No.:
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1 APPLICANT INFORMATION

1.1, 1.2	NAME	ADDRESS
Registered Owners(s)	2739534 ONTARIO INC.	
Applicant(s)*	Sathy Thurairajah	
Agent or Solicitor	Nishan Kugan	

* 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°. 426	Lot(s) 171, 172 PART OF 173	Reference Plan N°.	Part(s)
Municipal Address			Assessment Roll N°. 010041086000000

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 (m ² or ha)
17.98	30.68	551.626 m ²

Existing Use of Property to be severed:

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

Proposed Use of Property to be severed:

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

Building(s) or Structure(s):

Existing: SINGLE FAMILY HOME AND DETACHED GARAGE.

Proposed: TWO SINGLE FAMILY HOMES.

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)
8.99	30.68	275.813

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: PARTS OF SINGLE FAMILY HOME AND DETACHED GARAGE

Proposed: SINGLE FAMILY HOME.

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) SINGLE DETACHED DWELLINGS.

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? RESIDENTIAL

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?

GENERAL OBSERVATION OF THE PROPERTY AND SURROUNDINGS

- 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. YES, RESUBMISSION. NO CHANGES FROM ORIGINAL APPLICATION. MOST CONDITIONS HAVE BEEN COMPLETED ALREADY. TIME LIMIT HAS LAPSED DUE TO COVID RELATED DELAYS.

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? 1 YEAR 5 MONTHS

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	}	(Complete Section 10.3)
☐ 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		
☐ 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)
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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)
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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 ² 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 ² 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 ² 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 ² or ha): (from Section 4.2)
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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):
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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 (m ² or ha): (from Section 4.1)
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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 (m ² or ha): (from Section 4.2)
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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.

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.

5 July 2021
Date


Signature of Owner