



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-21:45

SUBJECT PROPERTY: 436 King William, 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 T. Johns Consulting
Owner The Pearl

PURPOSE OF APPLICATION: To permit the conveyance of a parcel of land to be added to adjoining property known as 16 Steven St.

Severed lands:

6.63m[±] x 15.85m[±] and an area of 73.1m^{2±}

Retained lands:

5.88m[±] x 21.08m[±] and an area of 163.1m^{2±}

**This application will be heard in conjunction with
Minor Variance Application HM/A-21:207**

The Committee of Adjustment will hear this application on:

DATE: Thursday, August 26th , 2021

TIME: 2:20 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

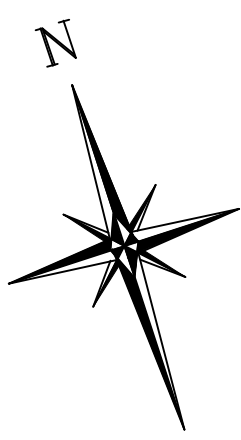
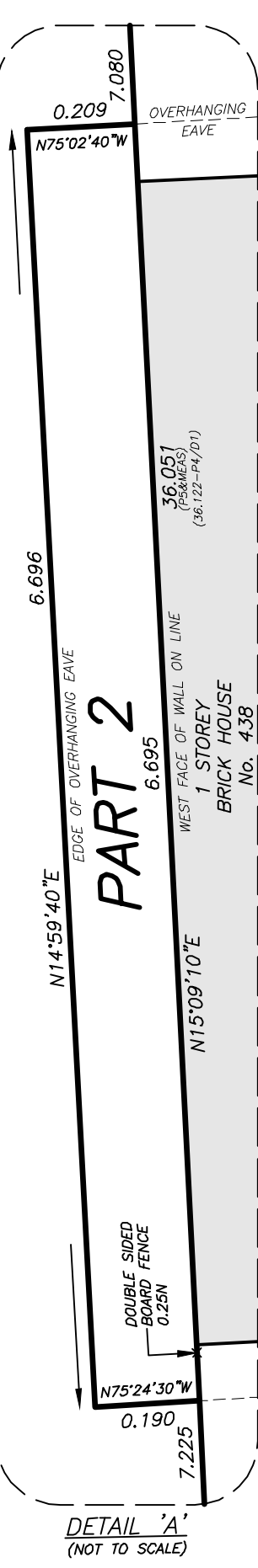
For more information on this matter, including access to drawings illustrating this request:

- 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.



KING WILLIAM STREET

(BY REGISTERED PLAN No. 43)
P.I.N. 17180-0097(LT)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT	PLAN 62R-DRAFT
DATE	RECEIVED AND DEPOSITED
PATRICK WOOLLEY, O.L.S.	DATE
	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WENTWORTH (No. 62)

SCHEDULE				
PART	LOT	PLAN	P.I.N.	AREA (m ²)
1				128.0
2	PART OF	REGISTERED PLAN No. 43	17180-0138(LT)	1.3
3				106.9

PARTS 1, 2 AND 3 COMPRISE ALL OF P.I.N. 17180-0138(LT).
PARTS 1, 2 AND 3 ARE SUBJECT TO A RIGHT TO MAINTAIN AN OVERHANGING CORNICE AS SET OUT IN INSTRUMENTS No. VM1227665 AND No. VM123764.

PLAN OF SURVEY
OF
PART OF LOT 27
REGISTERED PLAN No. 43
LYING NORTH OF KING STREET
BETWEEN ASHLEY STREET AND
STEVEN STREET
CITY OF HAMILTON
SCALE 1:100
MTE OLS LTD.
ONTARIO LAND SURVEYORS

METRIC:
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- LEGEND:**
- DENOTES PLANTED MONUMENT
 - DENOTES FOUND MONUMENT
 - IB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - RIB DENOTES ROUND IRON BAR
 - CC DENOTES CUT CROSS
 - OU DENOTES ORIGIN UNKNOWN
 - WIT DENOTES WITNESS
 - MEAS DENOTES MEASURED
 - 655 DENOTES MacKAY, MacKAY, & PETERS, O.L.S.
 - 1645 DENOTES J.P. WOOLLEY SURVEYING LTD., O.L.S.
 - 1243 DENOTES EDWARD BARICH, O.L.S.
 - MTE DENOTES MTE OLS LTD.
 - P1 DENOTES REGISTERED PLAN No. 43
 - P2 DENOTES PLAN 62R-2972
 - P3 DENOTES PLAN 62R-15036
 - P4 DENOTES A BUILDING LOCATION SURVEY BY EDWARD BARICH, O.L.S., DATED SEPTEMBER 25, 1986
 - P5 DENOTES A PLAN OF SURVEY AND TOPOGRAPHY BY MTE OLS LTD, DATED JUNE 19, 2020
 - D1 DENOTES INSTRUMENT No. VM123764
 - D2 DENOTES INSTRUMENT No. VM227665
 - CONC DENOTES CONCRETE
 - RET DENOTES RETAINING WALL

INTEGRATION:
BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS v6) EPOCH 2010.00.
DISTANCES ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999698541.

ALL COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS v6) EPOCH 2010.00 TO AN URBAN ACCURACY IN ACCORDANCE WITH SEC. 14 (2) OF O.R.G. 216/10		
POINT ID	NORTHING	EASTING
ORP A	4789535.723	593217.558
ORP B	4789565.241	593259.899
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		

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 ____TH DAY OF _____, 2021.

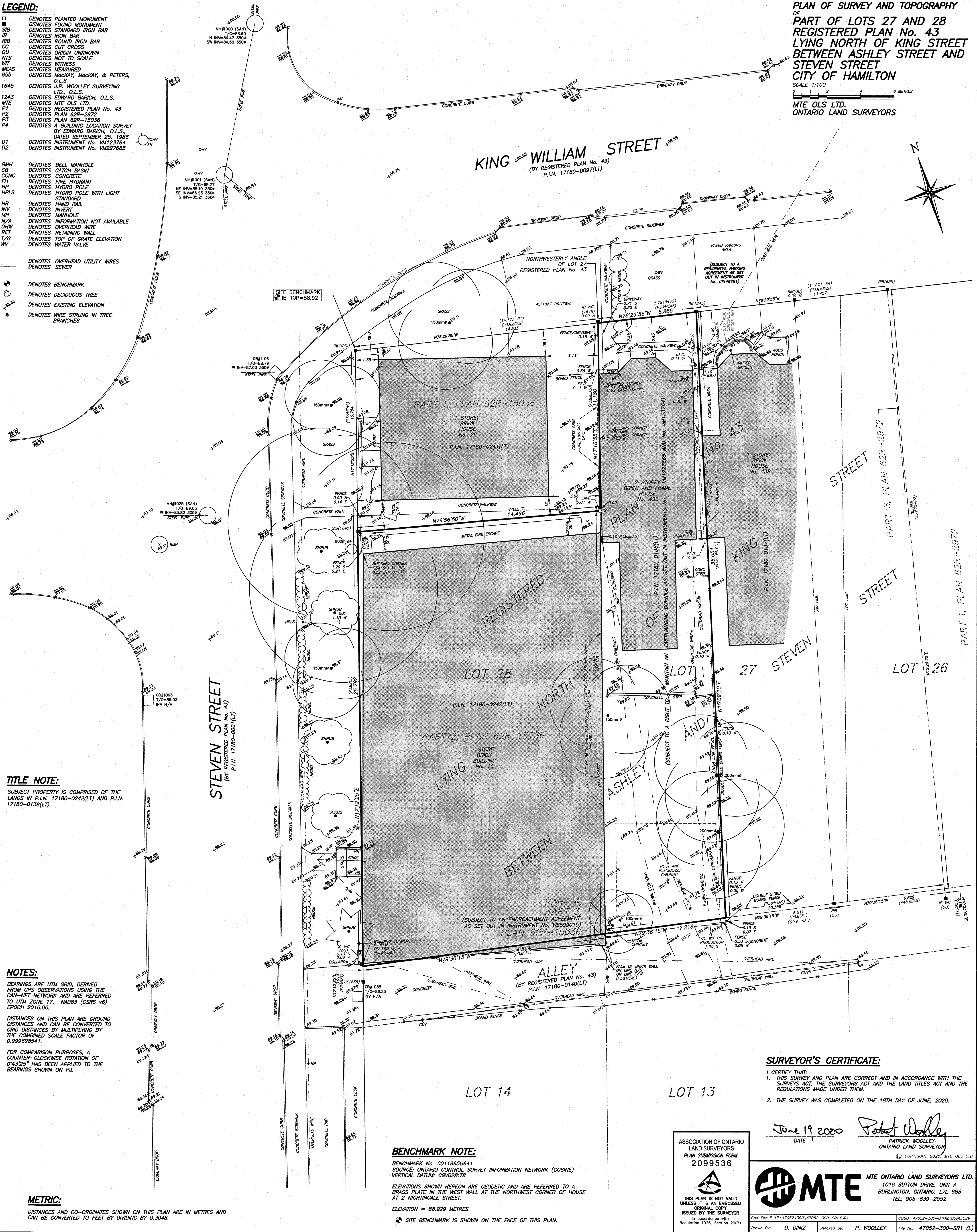
DATE PATRICK WOOLLEY
ONTARIO LAND SURVEYOR



LEGEND:

- DENOTES PLANTED MONUMENT
- DENOTES FOUND MONUMENT
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- RIB DENOTES ROUND IRON BAR
- CC DENOTES CUT CROSS
- OU DENOTES ORIGIN UNKNOWN
- NTS DENOTES NOT TO SCALE
- WIT DENOTES WITNESS
- MEAS DENOTES MEASURED
- 655 DENOTES MacKAY, MacKAY, & PETERS, O.L.S.
- 1645 DENOTES J.P. WOOLLEY SURVEYING LTD., O.L.S.
- 1243 DENOTES EDWARD BARICH, O.L.S.
- MTE DENOTES MTE OLS LTD.
- P1 DENOTES REGISTERED PLAN No. 43
- P2 DENOTES PLAN 62R-2972
- P3 DENOTES PLAN 62R-15036
- P4 DENOTES A BUILDING LOCATION SURVEY BY EDWARD BARICH, O.L.S., DATED SEPTEMBER 25, 1986
- D1 DENOTES INSTRUMENT No. VM123764
- D2 DENOTES INSTRUMENT No. VM227665
- BMH DENOTES BELL MANHOLE
- CB DENOTES CATCH BASIN
- CONC DENOTES CONCRETE
- FD DENOTES FIRE HYDRANT
- HP DENOTES HYDRO POLE
- HPLS DENOTES HYDRO POLE WITH LIGHT STANDARD
- HR DENOTES HAND RAIL
- INV DENOTES INVERT
- MH DENOTES MANHOLE
- N/A DENOTES INFORMATION NOT AVAILABLE
- OHW DENOTES OVERHEAD WIRE
- RET DENOTES RETAINING WALL
- T/G DENOTES TOP OF GRADE ELEVATION
- WV DENOTES WATER VALVE
- DENOTES OVERHEAD UTILITY WIRES
- DENOTES SEWER
- DENOTES BENCHMARK
- DENOTES DECIDUOUS TREE
- DENOTES EXISTING ELEVATION
- * DENOTES WIRE STRUNG IN TREE BRANCHES

PLAN OF SURVEY AND TOPOGRAPHY
OF
PART OF LOTS 27 AND 28
REGISTERED PLAN No. 43
LYING NORTH OF KING STREET
BETWEEN ASHLEY STREET AND
STEVEN STREET
CITY OF HAMILTON
SCALE 1:100
MTE OLS LTD.
ONTARIO LAND SURVEYORS



TITLE NOTE:

SUBJECT PROPERTY IS COMPRISED OF THE
LANDS IN P.I.N. 17180-0242(LT) AND P.I.N.
17180-0138(LT).

NOTES:

BEARINGS ARE UTM GRID, DERIVED
FROM GPS OBSERVATIONS USING THE
CAN-NET NETWORK AND ARE REFERRED
TO UTM ZONE 17, NAD83 (CSRS v6)
EPOCH 2010.00.

DISTANCES ON THIS PLAN ARE GROUND
DISTANCES AND CAN BE CONVERTED TO
GRID DISTANCES BY MULTIPLYING BY
THE COMBINED SCALE FACTOR OF
0.999998541.

FOR COMPARISON PURPOSES, A
COUNTER-CLOCKWISE ROTATION OF
0°43'25" HAS BEEN APPLIED TO THE
BEARINGS SHOWN ON P.3.

BENCHMARK NOTE:

BENCHMARK No. 00119650641
SOURCE: ONTARIO CONTROL SURVEY INFORMATION NETWORK (COSINE)
VERTICAL DATUM: CGVD28:78

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO A
BRASS PLATE IN THE WEST WALL AT THE NORTHWEST CORNER OF HOUSE
AT 2 NIGHTINGALE STREET.

ELEVATION = 88.929 METRES

● SITE BENCHMARK IS SHOWN ON THE FACE OF THIS PLAN.

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.
- THE SURVEY WAS COMPLETED ON THE 18TH DAY OF JUNE, 2020.

June 19 2020
DATE
Patrick Woolley
PATRICK WOOLLEY
ONTARIO LAND SURVEYOR
© COPYRIGHT 2020, MTE OLS LTD.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2099536

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1025, Section 29(3)

MTE MTE ONTARIO LAND SURVEYORS LTD.
1016 SUTTON DRIVE, UNIT A
BURLINGTON, ONTARIO, L7L 6B8
TEL: 905-639-2552
Cod File: P:\47052\300\47052-300-SR1.DWG
CDD: 47052-300-UTMGROUND.CSV
Drawn By: D. DINIZ
Checked By: P. WOOLLEY
File No: 47052-300-SR1 (L)

May 5, 2021

Via Email

City of Hamilton
Committee of Adjustment
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

ATTENTION: Jamila Sheffield, Secretary-Treasurer

Dear Ms. Sheffield,

RE: 436 King William Street, Hamilton
Committee of Adjustment - Consent to Sever and Minor Variance

T. Johns Consulting Group Ltd. ("T. Johns Consulting") is the retained agent representing The Pearl (Not for Project Housing Corporation), the landowner of 436 King William Street, Hamilton (subject lands). T. Johns Consulting respectfully submits the enclosed Consent to Sever and Minor Variance applications.

Site Description

The subject lands are located in the Landsdale Neighbourhood on the south side of King William Street (**Refer to Figure 1 - Site Location**). The subject lands are rectangular with an approximate site area of 236.28m² and 5.89 metres of frontage on King William Street and a depth of 36.051 metres. The parcel's rear lot line abuts a City Unassumed Laneway. The site is an existing residential lot of record and occupied by one (1) detached dwelling. The existing dwelling is 2-storeys and provides the following yards (**Refer to the submitted Survey Plan**):

Front Yard	2.34m
Side Yard (East)	0.39m
Side Yard (West)	0.09m
Rear Yard	21.63m

Planning Status

The *Urban Hamilton Official Plan* ("UHOP"), Volume 1 designates the subject lands "Neighbourhoods" which permits a range of residential uses.

The former City of Hamilton Zoning By-law No. 6593 ("ZBL No. 6593") zones the subject lands "D" District. A two-family dwelling (duplex) is a permitted land use.

Proposed Development

The landowner proposes to demolish the existing dwelling on the subject lands and construct a new two-family dwelling (i.e. duplex) with two (2) one-bedroom Class A dwelling units.

The proposed building is 2 storeys in height and maintains a similar building footprint as the existing dwelling. One (1) parking space is proposed, located partially within the front yard and partially in the City boulevard. A Residential Boulevard Parking Agreement is required to facilitate the proposed parking space. Outdoor private amenity area is proposed within the rear yard with a proposed depth of 6.0 metres.

The lands proposed to be severed, representing approximately 106.9m² of lands make up part of the existing rear yard. The lands proposed to be severed are to be merged with 16 Steven Street to facilitate the future re-adapted multi-residential use of the existing 3-storey building on 16 Steven Street. 16 Steven Street will be subject to future planning applications as per Formal Consultation Document FC-20-023.

Implementation

A Minor Variance and Consent to Sever applications are required to facilitate the proposed duplex dwelling.

Minor Variance:

Refer to the Site Plan and Appendix A: Planning Rationale dated May 5, 2021 for further detail.

Consent to Sever:

Refer to Draft R-Plan.

In summary, the Consent to Sever proposes the following:

- Retain Part 1 being 128.0m²;
- Retain Part 2 being 1.3m²;
- Sever Part 3 being 109.6m² to be merged with 16 Steven Street.

T. Johns respectfully requests for the circulation of this letter along with the following enclosed documents in support of the related Consent to Sever and Minor Variance applications.

Please find the enclosed documents:

Consent to Sever:

- Consent to Sever application with signatures;
- Fee of \$2,860.00;
 - Note a cheque for \$6,180.00 has been mailed to the Committee of Adjustment with attention to Jamila Sheffield, Secretary-Treasurer. The Minor Variance and Consent to Sever fees were combined.
- Survey Plan;
- Draft R-Plan

Minor Variance:

- Minor Variance application with signatures;
- Fee of \$3,320.00;
 - Note a cheque for \$6,180.00 has been mailed to the Committee of Adjustment with attention to Jamila Sheffield, Secretary-Treasurer. The Minor Variance and Consent to Sever fees were combined.
- Survey Plan;
- Appendix A: Planning Rationale;
- Site Plan.

Please do not hesitate to contact Katelyn Gillis at 905-574-1993 ext. 207 with any questions.

Respectfully submitted,
T. Johns Consulting Group Ltd.



Katelyn Gillis, BA
Intermediate Planner



Diana Morris, BA, MCIP, RPP
Senior Planner

Cc: The Pearl (Not for Profit Housing Corporation) c/o Mr. B. Gibson-DeGroote

**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)	The Pearl (Not for Profit Housing Corporation) c/o Brandon Gibson-DeGroote		Phone:
Applicant(s)*	Same as above.	Same as above.	Phone: E-mail:
Agent or Solicitor	T. Johns Consulting Group c/o Katelyn Gillis		

* 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 The City of Hamilton	Lot Lot 27	Concession	Former Township Hamilton-Wentworth
Registered Plan N°. 43	Lot(s)	Reference Plan N°. 62R-15036	Part(s)
Municipal Address 436 King William Street			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:

Part 2, Part of Lot 27, Registered Plan No. 43 with an area of 1.3 sq.m. - eave overhang from 438 King William St, Hamilton.

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:
Land will remain in current owner possession.

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

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

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

Frontage (m) Width (m) ± 6.634m	Depth (m) ± 15.85m	Area (m ² or ha) ± 73.1 sq m
---	-----------------------	--

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: Backyard of one, single-family detached dwelling

Proposed: To merge with 16 Steven Street to facilitate future redevelopment

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) ± 5.886m	Depth (m) ± 21.089m	Area (m ² or ha) ± 163.1 sq m
--------------------------	------------------------	---

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, single-family detached dwelling

Proposed: One, two-family dwelling (duplex)

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) Neighbourhoods

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

Please see Planning Rationale for more details.

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? "D" District- Urban Protect Residential, One and Two Family Dwellings

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"/>	
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	

A provincially significant wetland within 120 metres	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	
An active railway line	<input type="checkbox"/>	
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?
Phase 1 Environmental Site Assessment completed January 8th, 2020 by MTE.
- 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

Please refer to Planning Rationale for more details.

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

Please refer to Planning Rationale for more details.

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

Please refer to Planning Rationale for more details.

- 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?
February 2020

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.

16 Steven Street

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 Minor Variance submitted concurrently with Consent

Status In Progress

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: _____