

NOTICE OF PUBLIC HEARING

Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-21:69

SUBJECT PROPERTY: 684 Beach Blvd., 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 A.J. Clarke & Associates c/o R. Ferrari
Owner Alan MacDonald**

PURPOSE OF APPLICATION:

To permit the conveyance of a parcel of land shown as Part 2 on the attached sketch for residential purposes and to retain two (2) parcels of land shown as Part 1 & Part 3 on the attached sketch for residential purposes (existing dwelling to remain).

Severed lands: Part 2 shown on sketch

41.28m[±] x 13.45m[±] and an area of 558.02m² [±]

Retained lands: Part 1 shown on sketch

41.28m[±] x 13.45m[±] and an area of 1.562.48m² [±]

Retained lands: Part 3 shown on sketch

22.86m[±] x 39.58m[±] and an area of 801.35m² [±]

**This application will be heard in conjunction
with Minor Variance Application HM/A-20:268.**

The Committee of Adjustment will hear this application on:

DATE: Thursday, September 9th , 2021

TIME: 3:25 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 24th, 2021

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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

PLAN OF SURVEY OF
PART OF BURLINGTON BEACH
WEST SIDE OF BEACH BOULEVARD
(UNREGISTERED)
AND
PART OF LOT 1 AND PART OF 0.15m WIDE RESERVE
REGISTERED PLAN No. 418
CITY OF HAMILTON
SCALE 1:250
0 5 10 metres
ATHITHTHAN KANAGANAYAGAM O.L.S.

DESIGNATED AS A CONTROLLED ACCESS HIGHWAY BY ORDER-IN-COUNCIL, OC 897/06, INST. No. 3328/02
THE QUEEN ELIZABETH WAY
DEPOSITED PLAN No 484
(P-2113-98)

BAYVIEW AVENUE
(ESTABLISHED BY REGISTERED PLAN 650)

KNAPMANS SURVEY UNREGISTERED
BURLINGTON BEACH

PRIVATE ROADWAY
KNAPMANS DRIVE
(122.18 CALC. FROM P4, P9 & D. 4thly)
121.93 N66°36'20"E

WINDERMERE AVENUE

BURLINGTON BEACH
WEST SIDE OF BEACH BOULEVARD
(UNREGISTERED)

KILLARNEY AVENUE
(ESTABLISHED ACCORDING TO REG'D. PLAN No 452)

REGISTERED PLAN No 452

BURLINGTON BEACH
WEST SIDE OF BEACH BOULEVARD
(UNREGISTERED)

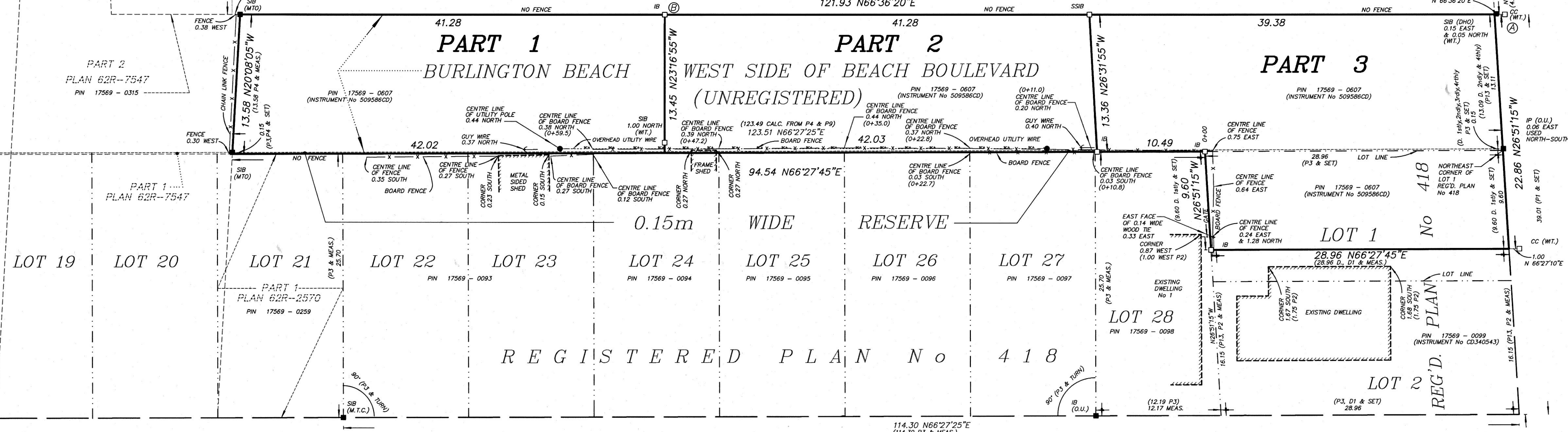


A.J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com

SCHEDULE			
PART	LOT/RESERVE	PIN	AREA
1	PART OF BURLINGTON BEACH WEST SIDE OF BEACH BOULEVARD (UNREGISTERED)	ALL OF 17569-0607	562.48 m ²
2	PART OF 0.15 metre WIDE RESERVE - PLAN 418 AND PART OF BURLINGTON BEACH WEST SIDE OF BEACH BOULEVARD (UNREGISTERED)	ALL OF 17569-0607	558.02 m ²
3	PART OF 0.15 metre WIDE RESERVE AND PART OF LOT 1 - PLAN 418		801.35 m ²

PARTS 1 TO 3 INCLUSIVE COMPRISE ALL OF PIN 17569-0607

PLAN 62R-21567
RECEIVED AND DEPOSITED:
Nov 10/2020
DATE: 10/10/2020
REPRESENTATIVE FOR
LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF WENTWORTH (No. 62)
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE
LAND TITLES ACT.
OCTOBER 13, 2020
DATE: 10/13/2020
ATHITHTHAN KANAGANAYAGAM, O.L.S.



BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE
POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS,
UTM ZONE 17, (81 DEGREES LONGITUDE) NAD83 (CSRS)(2010)
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999713

OBSERVED REFERENCE POINTS: UTM ZONE 17, NAD83 (CSRS) (2010) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10		
POINT ID	NORTHING	EASTING
①	4792803.899	598539.856
②	4792771.478	598464.914

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

FOR BEARINGS COMPARISONS A ROTATION OF 00°52'45" COUNTERCLOCKWISE
WAS APPLIED TO (P1) TO CONVERT TO GRID BEARINGS
AND A ROTATION OF 00°11'45" COUNTERCLOCKWISE
WAS APPLIED TO (P3) TO CONVERT TO GRID BEARINGS
AND A ROTATION OF 01°05'15" COUNTERCLOCKWISE
WAS APPLIED TO (P4) TO CONVERT TO GRID BEARINGS
AND A ROTATION OF 00°10'10" COUNTERCLOCKWISE
WAS APPLIED TO (P5) TO CONVERT TO GRID BEARINGS
AND A ROTATION OF 00°20'25" COUNTERCLOCKWISE
WAS APPLIED TO (P6) TO CONVERT TO GRID BEARINGS
AND A ROTATION OF 00°44'10" COUNTERCLOCKWISE
WAS APPLIED TO (P7) TO CONVERT TO GRID BEARINGS
AND A ROTATION OF 00°19'50" COUNTERCLOCKWISE
WAS APPLIED TO (P8) TO CONVERT TO GRID BEARINGS
AND A ROTATION OF 01°01'45" COUNTERCLOCKWISE
WAS APPLIED TO (P9), (P10) & (P11) TO CONVERT TO GRID BEARINGS
AND A ROTATION OF 01°03'25" COUNTERCLOCKWISE
WAS APPLIED TO (P12) TO CONVERT TO GRID BEARINGS

LEGEND:
SIGN THIS: □ DENOTES A SURVEY MONUMENT PLANTED
SIGN THIS: □ DENOTES A SURVEY MONUMENT FOUND
IB DENOTES IRON BAR
SB DENOTES STANDARD IRON BAR
CC DENOTES CUT CROSS
IP DENOTES IRON PIPE
SM DENOTES STONE MONUMENT
(655) DENOTES J. T. PETERS O.L.S.
(DHO) DENOTES DEPARTMENT OF HIGHWAYS OF ONTARIO
(MTC) DENOTES MINISTRY OF TRANSPORTATION & COMMUNICATIONS
(WTO) DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
(D1) DENOTES INSTRUMENT No C0505586
(D1) DENOTES INSTRUMENT No C0340543
(MEAS.) DENOTES MEASURED
(P1) DENOTES DEPOSITED PLAN No 1469 MISC. (P-2113-241)
(P2) DENOTES SURVEYOR'S REAL PROPERTY REPORT
BY ASHENHURST NOUMENS LIMITED DATED MARCH 14, 2011 (FILE No 29049-SRPPR)
(P3) DENOTES REGISTERED PLAN No 418
(P4) DENOTES PLAN 62R-7547
(P5) DENOTES PLAN 62R-15078
(P6) DENOTES REGISTERED PLAN No 650
(P7) DENOTES DEPOSITED PLAN No 484 MISC. (P-2113-98)
(P8) DENOTES PLAN 62R-8708
(P9) DENOTES PLAN 62R-1140
(P10) DENOTES PLAN 62R-2570
(P11) DENOTES PLAN 62R-1594
(P12) DENOTES PLAN 62R-1138
(P13) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ASHENHURST
NOUMENS LIMITED DATED DECEMBER 20, 1985
(WT.) DENOTES WITNESS

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

PROJECT 188015

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- 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 29th DAY OF SEPTEMBER 2020

OCTOBER 13, 2020
DATE

ATHITHTHAN KANAGANAYAGAM
ONTARIO LAND SURVEYOR

SKETCH OF
PART OF BURLINGTON BEACH
WEST SIDE OF BEACH BOULEVARD
(UNREGISTERED)
AND
PART OF LOT 1
AND PART OF 0.15m WIDE RESERVE
REGISTERED PLAN No. 418
CITY OF HAMILTON
SCALE 1:250
0 5 10 metres
ATHITHTHAN KANAGANAYAGAM O.L.S.

BURLINGTON BEACH
WEST SIDE OF BEACH BOULEVARD
(UNREGISTERED)

KILLARNEY AVENUE
(ESTABLISHED ACCORDING TO REG'D. PLAN No 452)

REGISTERED PLAN No 452

BURLINGTON BEACH
WEST SIDE OF BEACH BOULEVARD
(UNREGISTERED)



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email: ajc@ajclarke.com

BEACH BOULEVARD
DEPOSITED PLAN No 1469 MISC. (P-2113-241)
TRANSFERRED BY ORDER-IN-COUNCIL OC-2180/64 JULY 9, 1964 INSTRUMENT No 1469 MISC.

GRAFTON AVENUE

WICKMAN AVENUE

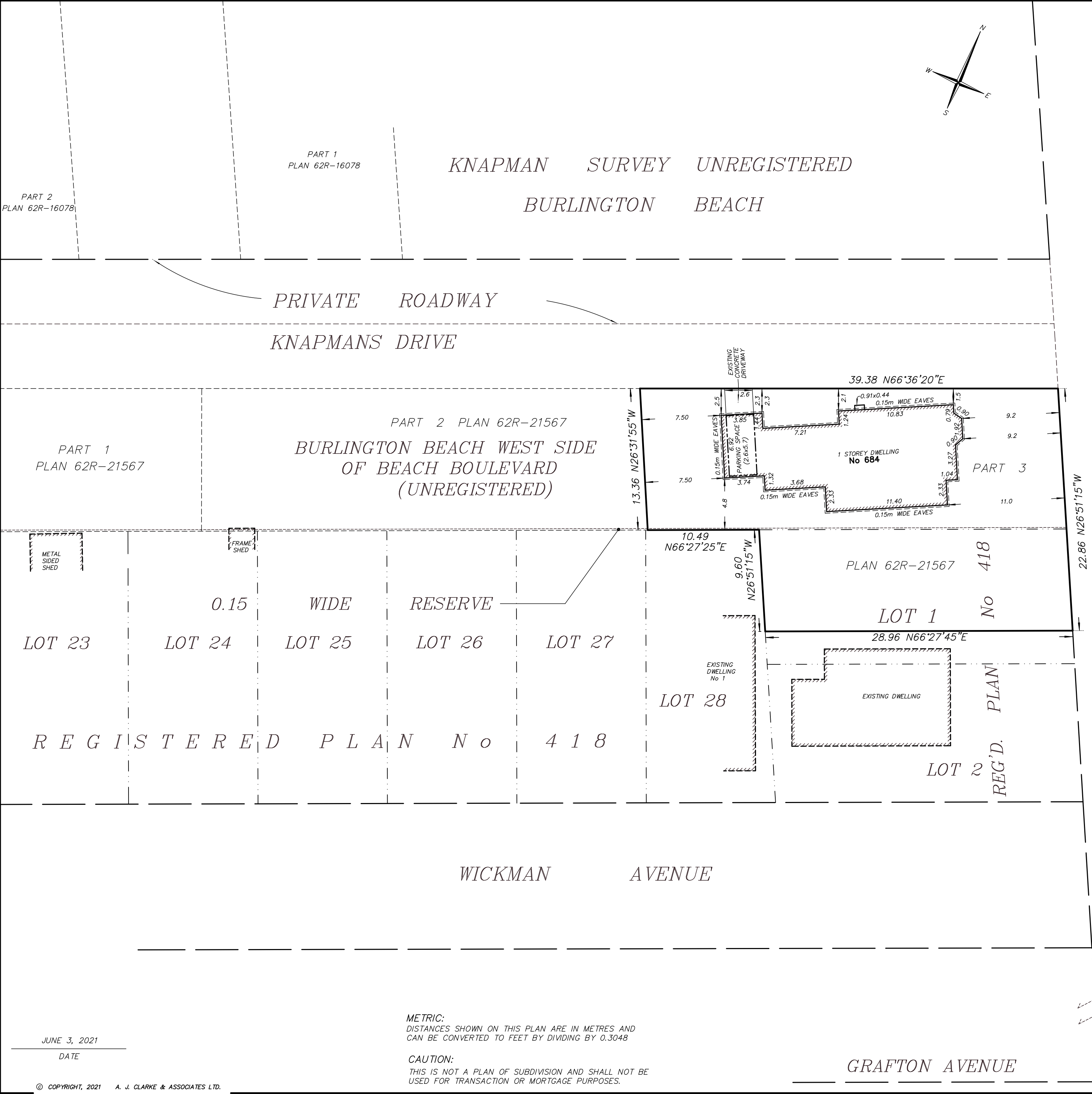
METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION:
THIS IS NOT A PLAN OF SUBDIVISION AND SHALL NOT BE
USED FOR TRANSACTION OR MORTGAGE PURPOSES.

JUNE 3, 2021
DATE

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PROJECT 188015



PART 1
PLAN 62R-16078

PART 2
PLAN 62R-16078

KNAPMAN SURVEY UNREGISTERED

BURLINGTON BEACH

PRIVATE ROADWAY

KNAPMANS DRIVE

PART 1
PLAN 62R-21567

PART 2 PLAN 62R-21567

BURLINGTON BEACH WEST SIDE
OF BEACH BOULEVARD
(UNREGISTERED)

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

0.15 WIDE RESERVE

REGISTERED PLAN No 418

EXISTING CONCRETE DRIVEWAY

39.38 N66°36'20"E

7.50

7.50

13.36 N26°31'55"W

4.8

0.15m WIDE EAVES

2.5

2.6

2.3

2.3

0.91x0.44

0.15m WIDE EAVES

10.63

0.79

0.90

9.2

9.2

1 STOREY DWELLING
No 684

PART 3

11.0

11.40

0.15m WIDE EAVES

2.33

1.04

3.27

0.91x0.44

0.15m WIDE EAVES

2.7

7.21

3.68

1.32

0.15m WIDE EAVES

10.49 N66°27'25"E

9.60 N26°51'15"W

PLAN 62R-21567

LOT 1

No 418

28.96 N66°27'45"E

EXISTING DWELLING

LOT 2

REG'D. PLAN

SKETCH SHOWING PROPOSED DWELLING LOCATION
AT 10 KNAPMANS DRIVE
PART OF BURLINGTON BEACH
WEST SIDE OF BEACH BOULEVARD
(UNREGISTERED)

AND
PART OF 0.15m WIDE RESERVE
REGISTERED PLAN No. 418

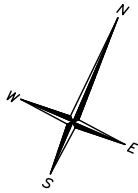
CITY OF HAMILTON

SCALE 1:200



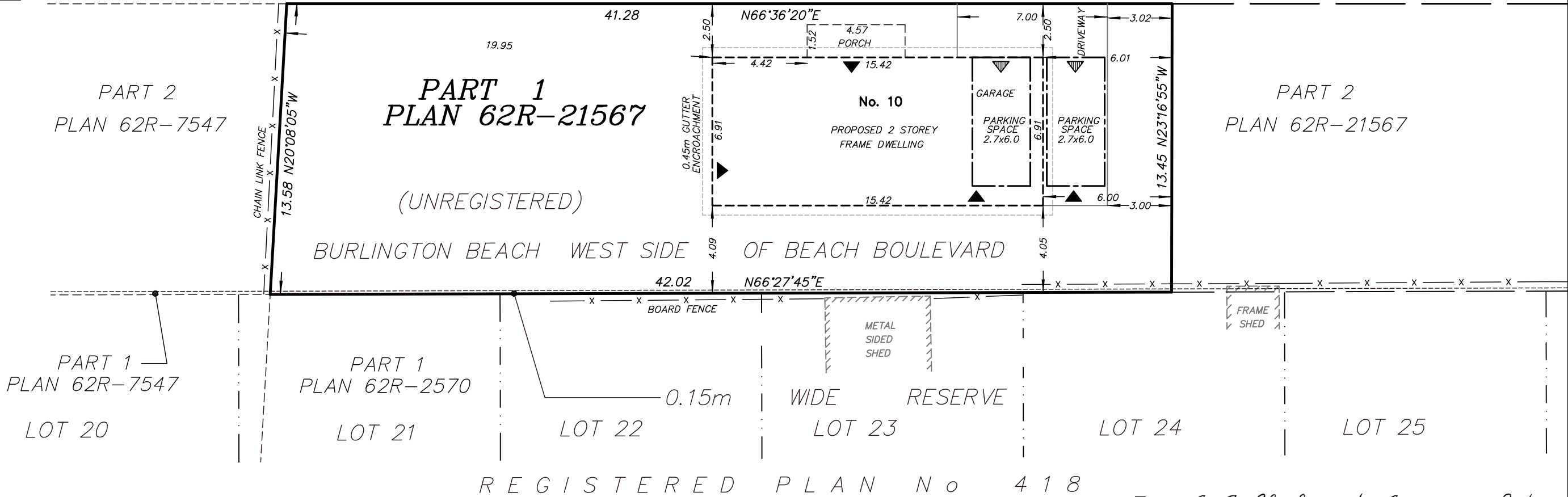
G. G. ALDWORTH O.L.S.

Caution:
This is not a plan of survey and
shall not be used except for the
purpose indicated in the title block.



PRIVATE ROADWAY

KNAPMANS DRIVE



JUNE 3, 2021
DATE

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

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LEGEND:
▲ DENOTES ENTRANCE DOOR LOCATION
▴ DENOTES GARAGE DOOR LOCATION



A. J. Clarke and Associates Ltd.

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TEL. 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com

PROJECT No 188015

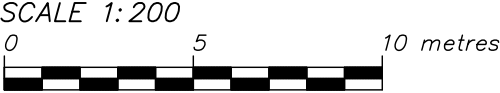
6449-X

SKETCH SHOWING PROPOSED DWELLING LOCATION
AT 11 KNAPMANS DRIVE

PART OF BURLINGTON BEACH
WEST SIDE OF BEACH BOULEVARD
(UNREGISTERED)

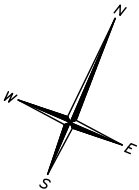
AND
PART OF 0.15m WIDE RESERVE
REGISTERED PLAN No. 418

CITY OF HAMILTON



ATHITHTHAN KANAGANAYAGAM O.L.S.

Caution:
This is not a plan of survey and
shall not be used except for the
purpose indicated in the title block.



PRIVATE ROADWAY

KNAPMANS DRIVE

PART 1
PLAN

PART 2

PART 3

62R-21567
(UNREGISTERED)

BURLINGTON

BEACH WEST SIDE OF

BEACH BOULEVARD

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

REGISTERED PLAN No 418

0.15m WIDE RESERVE

13.45 N23°16'55"W

19.86

41.28

N66°36'20"E

No. 11

PROPOSED 2 STOREY
FRAME DWELLING

GARAGE

PARKING
SPACE
(2.7x6.0)

PARKING
SPACE
(2.7x6.0)

7.00

2.50

3.00

13.36 N26°31'55"W

0.45m GUTTER ENCROACHMENT

0.45m GUTTER ENCROACHMENT

42.03

N66°27'45"E

METAL
SIDED
SHED

FRAME
SHED

BOARD FENCE

JUNE 3, 2021
DATE

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

LEGEND:



DENOTES ENTRANCE DOOR LOCATION
DENOTES GARAGE DOOR LOCATION



A. J. Clarke and Associates Ltd.

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PROJECT No 188015

X-9449^A

**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)	Alan Gerard Macdonald and Patricia Leblanc (c/o Kyle Camarro)	
Applicant(s)*	(same as agent)	
Agent or Solicitor	A. J. Clarke and Associates Limited c/o Ryan Ferrari	

* 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°. 418	Lot(s) Pt Lt 1	Reference Plan N°. 62R-21567	Part(s) 1-3
Municipal Address 684 Beach Boulevard			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) 41.28 (Knapmans Dr)	Depth (m) ±13.45 m	Area (m² or ha) ±558.02 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: Vacant

Proposed: residential 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) Pt. 1 41.28 (Knapmans) / Pt 3 22.86m (Beach Blvd)	Depth (m) Pt. 1 13.45 (Knapmans) / Pt 3 39.58m (Beach Blvd)	Area (m² or ha) Pt. 1 562.48 (Knapmans) / Pt 3 801.35 (Beach Blvd)
---	--	---

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

☐ Agriculture (includes a farm dwelling)

☐ Other (specify) _____

☐ Industrial

☐ Agricultural-Related

☐ Commercial

☐ Vacant

Building(s) or Structure(s):

Existing: Part 1: Vacant; Part 3 Existing Single Detached Dwelling

Proposed: Single Family 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) _____

4.3 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.

Please refer to the concurrently submitted Cover Letter for an explanation as to how the lands conform to the Urban Hamilton Official Plan.

5.2 What is the existing zoning of the subject land?

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? "C/S-1436b" Urban Protected Residential etc.

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 checked="" type="checkbox"/>	Asphalt facility within 450m
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?
Property Owner's knowledge and permitted zoning uses.
- 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 the concurrently submitted Cover Letter.

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

☒ Yes ☐ No (Provide explanation)

Please refer to the concurrently submitted Cover Letter.

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

☒ Yes ☐ No (Provide explanation)

Please refer to the concurrently submitted Cover Letter.

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

Growth Plan for the Greater Golden Horseshoe (2017, please refer to concurrently submitted Cover Letter.

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)

N/A

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)

N/A

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.

HM/B-04:218 (decision - Approved), HM/B-10:151 (decision - Approved), HM/B-19:23 (decision - Approved)

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?

Since at least 2017.

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

9 OTHER APPLICATIONS

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

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

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

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

File number _____ Status _____

10 RURAL APPLICATIONS

10.1 Rural Hamilton Official Plan Designation(s)

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

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

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

- ☐ Agricultural Severance or Lot Addition
☐ Agricultural Related Severance or Lot Addition
☐ Rural Resource-based Commercial Severance or Lot Addition
☐ Rural Institutional Severance or Lot Addition
☐ Rural Settlement Area Severance or Lot Addition

(Complete Section 10.3)
- ☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation (Complete Section 10.4)
- ☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation (Complete Section 10.5)

10.3 Description of Lands

a) Lands to be Severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from in Section 4.1)
----------------------------------	--

Existing Land Use: _____ Proposed Land Use: _____

b) Lands to be Retained:

Frontage (m): (from Section 4.2)	Area (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 (m ² 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.

Please refer to Cover Letter. The severance application is identical to the one approved by Committee on July 23, 2020.

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 26, 2021

Date

Kyle Camarro

Signature of Owner

Digitally signed by Kyle Camarro
Date: 2021.07.26 09:41:43 -04'00'



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

July 26, 2021

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

Attn: Jamila Sheffield - Secretary-Treasurer

**Re: Severance Application Submission & Recirculation of Minor Variance HM/A-20:268
684 Beach Boulevard, Hamilton**

Dear Ms. Sheffield,

A.J. Clarke & Associates Ltd. has been retained by the owner of the subject lands to submit an application for consent.

In accordance with Severance Decision HM/B-19:23, the provisional consent lapsed on July 23, 2021. As such, it will not be possible to fulfil the remaining conditions before the application lapses.

This application is identical to the Severance Application approved by Committee in July of 2020. In addition, a Minor Variance application File # HM/A-20:268, which is intended to facilitate the severance was tabled at the July 8th, 2021 Committee of Adjustment Hearing. We request that the tabled application as well as this new application submission be scheduled and heard at the same Committee of Adjustment Hearing.

In summary, the proposal is to sever an existing parcel of land which contains an existing single detached dwelling. As a result of this severance application, the following parcels will be created:

	Address	Area / Frontage
Part 1	10 Knapmans Drive	562m ² / 41.28m
Part 2	11 Knapmans Drive	558m ² / 41.28m
Part 3	684 Beach Blvd.	801m ² / 22.86m

As required for the above-noted application, please find attached the following:

1. Electronic copy of the signed and executed Severance Application.
2. Cheque in the amount of \$3,135.00 representing the required Severance Application and the required recirculation fee for the Minor Variance Application.
3. One (1) full size copy of the Registered R-Plan No. 62R-21567 which depicts the proposed Severance.



4. One (1) copy of the Notice of Decision, Severance Sketch and Staff Report for previous Severance Application HM/B-19:23.
5. Sketches of Parts 1-3 on Reference Plan 62R-21567, for the purposes of facilitating revised Minor Variance File HM/A-20:268.

The approval of these applications will allow our client to finalize the severance of these lands and proceed with a Site Plan Application for the construction of a single detached dwelling on Parts 1 and 2 as shown on Reference Plan 62R-21567.

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.

Yours very truly,

Ryan Ferrari, BURPI, CPT
Planner

A. J. Clarke and Associates Ltd.

Encl.

Copy: Mr. Kyle Camarro