



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-21:52

SUBJECT PROPERTY: 147 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): Owner Terri Laan

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

Severed lands:
17.68m[±] x 27.44m[±]

Retained lands:
17.68m[±] x 31.56m[±]

This application will be heard in conjunction with
Minor Variance Application HM/A-21:228

The Committee of Adjustment will hear this application on:

DATE: Thursday, January 20th , 2022

TIME: 2:10 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

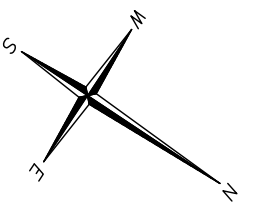
For more information on this matter, including access to drawings illustrating this request:

- 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: January 4th, 2022

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

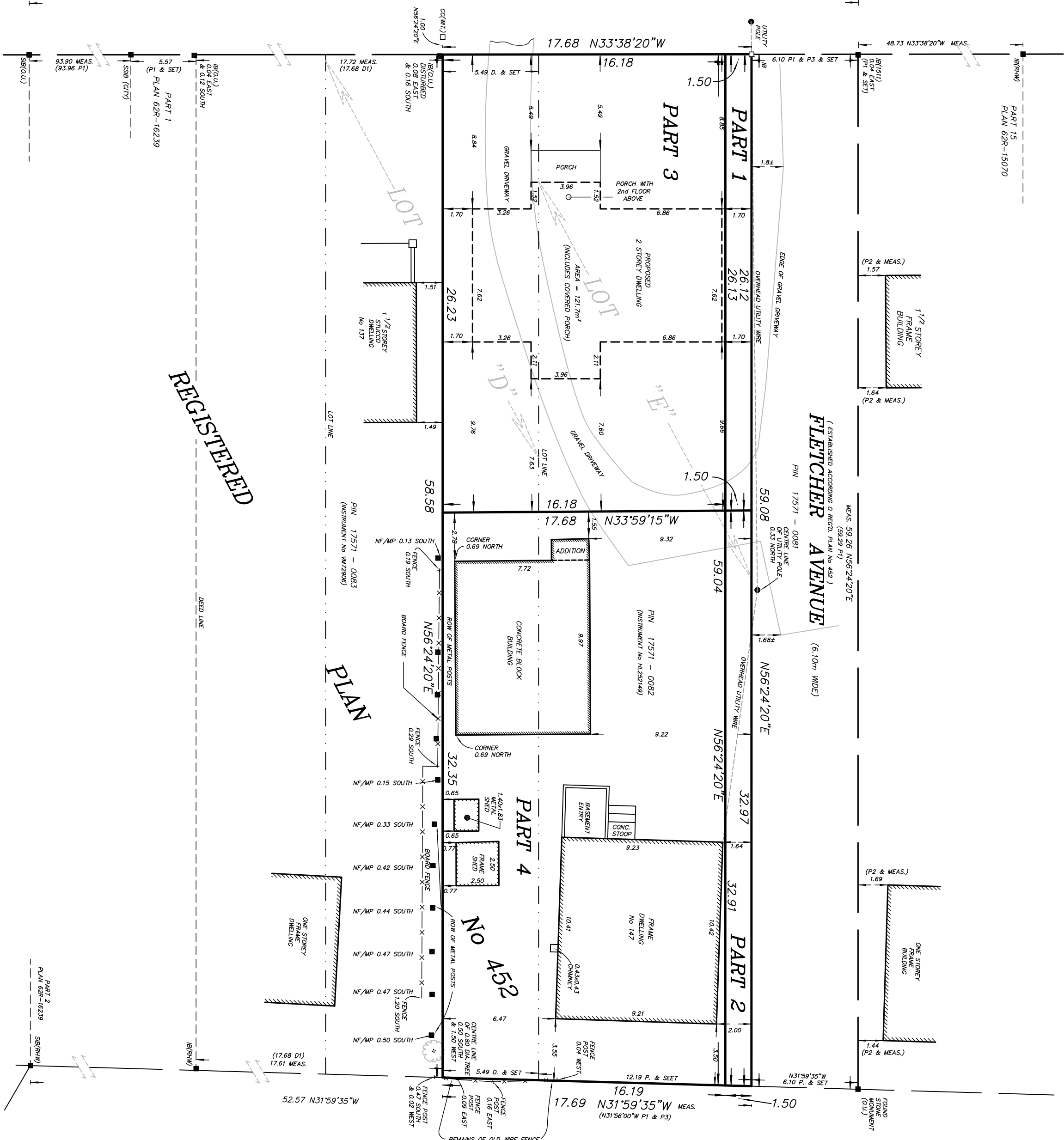
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions,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



PIN 17571 - 0104

BEACH BOULEVARD

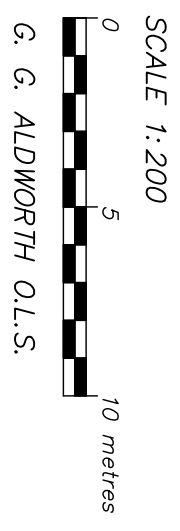
(ESTABLISHED BY BURLINGTON BEACH COMMISSION BY-LAW No 188, REGISTERED AS 1248 BY-LAW DATED JULY 7, 1949
 TRANSFERRED BY ORDER IN COUNCIL OC-2180/64, EFFECTIVE JULY 9, 1964 INST. No 1469 MISC. (P-2113-241)
 (141.05 P1) (N33°40'30"W P3)
 140.97 N33°38'20"W



SCHEDULE			
PART	PART OF LOT	PLAN	PART OF PIN
1	PART LOT "E"	REGISTERED	17571-0082
2	PART LOT "E"	REGISTERED	17571-0082
3	"D" & "E"	PLAN 452	423.6m ²
4	"D" & "E"		528.1m ²

PLAN 62R-	
RECEIVED AND DEPOSITED:	
DATE	REPRESENTATIVE FOR
JUNE 13, 2019	LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WENTWORTH (No. 62)
DATE	LAUREN HARRISON

PLAN OF SURVEY OF
 LOT "E" & PART OF LOT "D"
 REGISTERED PLAN No. 452
 IN THE
CITY OF HAMILTON



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

OBSERVED REFERENCE POINTS: UTM ZONE 17, NAD83 (CSRS)(2010)	COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/10
POINT ID	NORTHING
(A)	EASTING
(B)	

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

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

- LEGEND:**
- DENOTES A SURVEY MONUMENT PLANTED
 - DENOTES A SURVEY MONUMENT FOUND
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - SB DENOTES SHORT STANDARD IRON BAR
 - PB DENOTES PLASTIC BAR
 - CC DENOTES COT CROSS
 - (1511) DENOTES G. V. CONSOLI O. L. S.
 - (1074) DENOTES CITY OF HAMILTON
 - (DHO) DENOTES DEPARTMENT OF HIGHWAYS OF ONTARIO
 - (RHW) DENOTES REGION OF HAMILTON-WENTWORTH (O.U.)
 - (D1) DENOTES INSTRUMENT No HL252149
 - (P1) DENOTES REGISTERED PLAN No 452
 - (P2) DENOTES PLAN 62R-16239
 - (P3) DENOTES BUILDING LOCATION SURVEY BY G. CONSOLI SURVEYING LTD. DATED MARCH 18, 1987
 - (MEAS.) DENOTES MEASURED
 - (WIT.) DENOTES WITNESS
 - NF/MP DENOTES NORTH FACE OF METAL POST

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 13th DAY OF MAY, 2019

DATE: JUNE 13, 2019
 DATE: _____
 ATHITHTHAN KANAGANAYAGAM
 ONTARIO LAND SURVEYOR

A. J. Clarke and Associates Ltd.
 SURVEYORS • ENGINEERS • PLANNERS
 25 MAIN STREET WEST, SUITE 300
 HAMILTON, ONTARIO, L8P 1H1
 TEL. 905-528-8761 FAX 905-528-2299
 email: ajc@ajclarke.com



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	PHONE/FAX
Registered Owners(s)	Teresa (Terri) Laan		
Applicant(s)*	Same as above		Fax: ()
			E-mail:
Agent or Solicitor	n/a		Business ()
			Fax: ()
			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 Lot E & part of Lot D	Concession	Former Township
Registered Plan N°. PLAN 452 LOT E PT LOT D 0.26AC 58.17FR 191.00D	Lot(s)	Reference Plan N°.	Part(s)
Municipal Address 147 Beach Blvd., Hamilton, ON. L7S 6V8			Assessment Roll N°. 050514038800000

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)

Transfer: creation of a new lot Other: a charge
 addition to a lot a lease
 an easement a correction of title
 other purpose (specify ie. farm consolidation)

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Teresa Laan

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) 17.68 m	Depth (m) 27.44 m	Area (m ² or ha)
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Existing Use of Property to be severed:

- Residential
 Industrial
 Commercial
 Farmland
 Vacant
 Other (specify)

Proposed Use of Property to be severed:

- Residential
 Industrial
 Commercial
 Farmland
 Vacant
 Other (specify)

Building(s) or Structure(s):

Existing: Vacant
Proposed: Single family dwelling

Type of access: (check appropriate box)

- provincial highway
 municipal road, maintained all year
 municipal road, seasonally maintained
 other public road
 right of way
 if access to the land will be by water only, the parking and docking facilities to be used and the approximate distance for these facilities from the land and the nearest public road

Type of water supply proposed: (check appropriate box)

- publicly owned and operated piped water system
 privately owned and operated individual well
 privately owned and operated communal 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 tank¹
 privately owned and operated communal septic system
 privy
 other means (specify)

4.2 Description of land intended to be Retained:

Frontage (m) 17.68 m	Depth (m) 31.56 m	Area (m ² or ha)
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Existing Use of Property to be retained:

- Residential
 Industrial
 Commercial
 Farmland
 Vacant
 Other (specify)

Proposed Use of Property to be retained:

- Residential
 Industrial
 Commercial
 Farmland
 Vacant
 Other (specify)

Building(s) or Structure(s):

Existing: Single family dwelling with garage
Proposed:

Type of access: (check appropriate box)

- provincial highway
 municipal road, maintained all year
 municipal road, seasonally maintained
 other public road
 right of way
 if access to the land will be by water only, the parking and docking facilities to be used and the approximate distance for these facilities from the land and the nearest public road

Type of water supply proposed: (check appropriate box)

- publicly owned and operated piped water system
 privately owned and operated individual well
 privately owned and operated communal 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 tank
- privately owned and operated communal septic system
- privy
- 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 are the existing official plan designation(s), if any, of the subject land:

Regional Official Plan designation: Residential
 Local Official Plan designation:

5.2 What is the zoning, if any, 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. N/A

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 (Class 1, 2 or 3 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 Farmland 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 sewage sludge 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?

The property has always been a residential single family dwelling.

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 3(1) of the Planning Act?

Yes No

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

Yes No

(Provide explanation)

c) Is this application consistent with Places to Grow (P2G)?

Yes No

(Provide explanation)

d) Is the subject lands within an area of land designated under any provincial plan or plans?

Yes No

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

Yes No

If yes, is the proposal in conformity with the Niagara Escarpment Commission 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 2005?

Yes No

If yes, is the proposal in conformity with the Greenbelt Plan 2005?

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?

Two years

- 8.5 Does the applicant own any other land in the City? Yes No

If YES, describe the lands in "10.2 - 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).

10 OTHER INFORMATION (optional)

- 10.1 For a Farm-related Severance:

Is the applicant/owner a full-time farmer? Yes No

If YES, for how long?

What percentage of your total income is derived from the farm?

Identify the type of farming conducted:

- 10.2 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.

Other properties owned by the applicant - 975 Beach Blvd., Hamilton, ON. L8H 6Z7

147 Beach Blvd is a corner lot. Beach Blvd & Fletcher Ave. Fletcher Ave is used to access 147 Beach on the South (Lake) side.

Fletcher Ave is also used to access ????? Beach Blvd on the West side.

Attached as Schedule A, are visuals of what is described above along with visuals of similar situations. (Fifth Ave., and Dynes Ave.)

11 SKETCH (Use the attached Sketch Sheet)

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

- the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;