



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-22:09

SUBJECT PROPERTY: 58 St. Matthews 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): Agent 2840146 Ontario Inc.
(J. Greene)
Owner Simranjeet Mann

PURPOSE OF APPLICATION: To permit the conveyance of a parcel of land to create a new residential building lot. The existing dwelling will be demolished to facilitate this application.

Severed lands:
6.12m[±] x 28.2m[±] and an area of 176.28m² ±

Retained lands:
6.07m[±] x 28.1m[±] and an area of 174.13m² ±

The Committee of Adjustment will hear this application on:

DATE: Thursday, March 3rd, 2022
TIME: 2:35 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

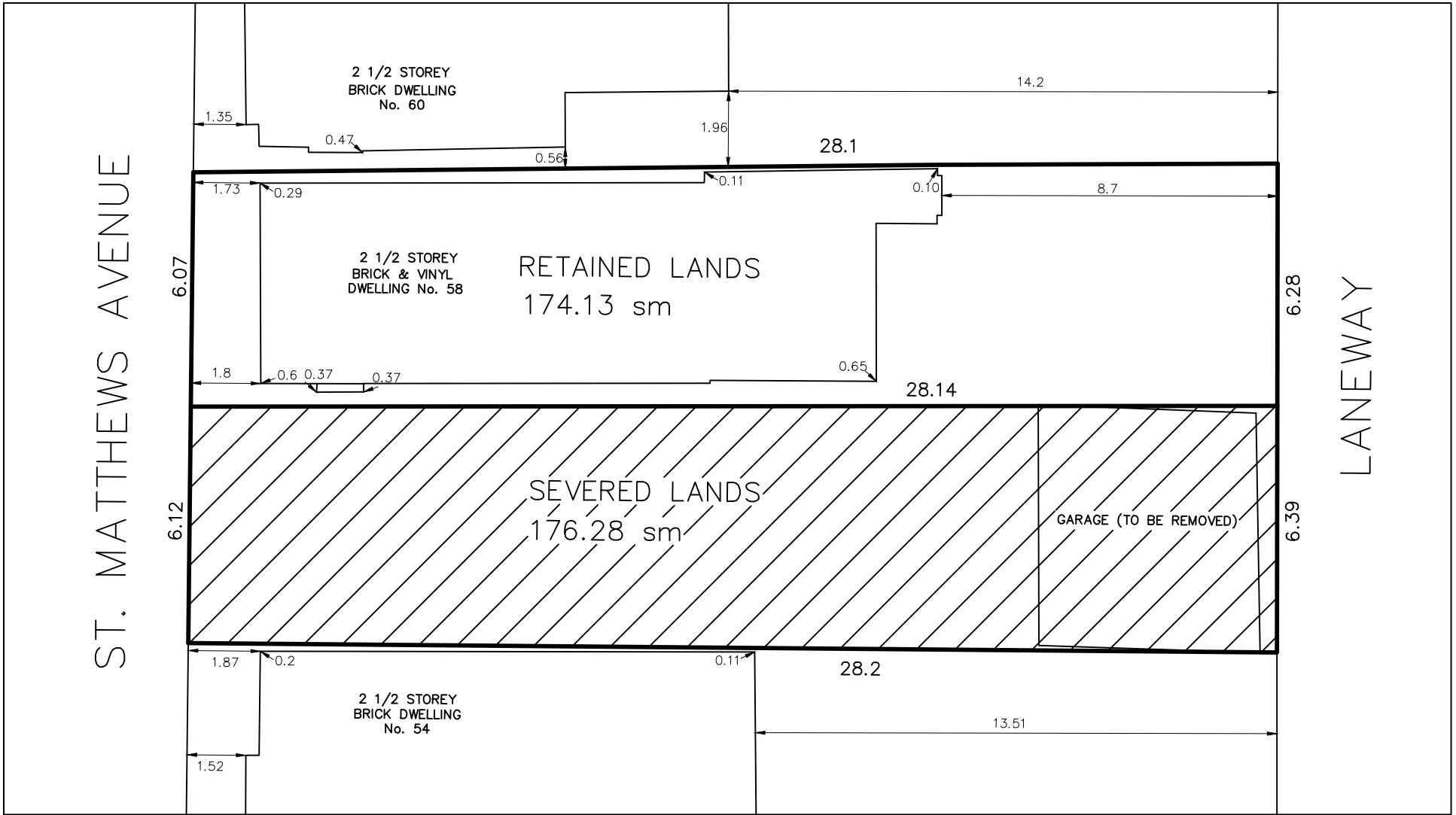
For more information on this matter, including access to drawings illustrating this request:

- 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

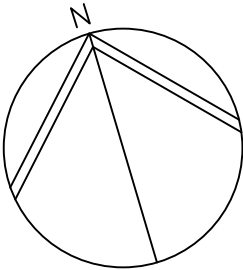
DATED: February 15th, 2022

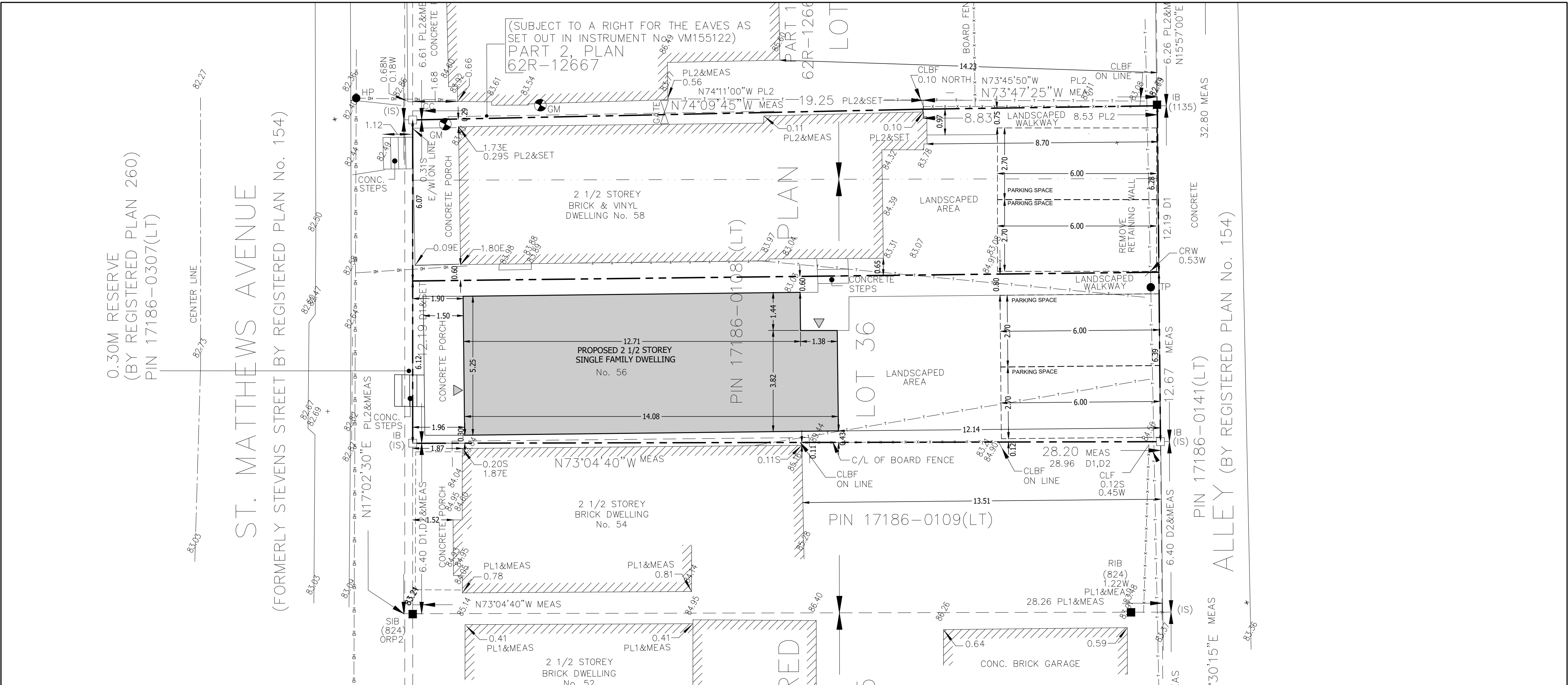
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

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.



SEVERANCE SKETCH
 58 ST. MATTHEWS AVE
 DECEMBER 2021

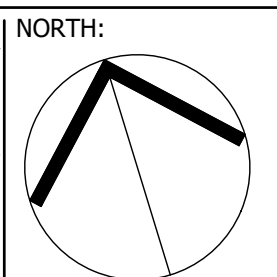




1 SITE PLAN
Scale: 1:100

THIS PLAN IS BASED ON THE SRPR PREPARED BY KAD LANKA SURVEYING INC. ONTARIO LAND SURVEYORS SIGNED BY VINEETHA RATHNAYAKE AND DATED ON JULY 30, 2021

ALL CONSULTANTS AND CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO FIRST STEP DESIGN.



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DO NOT SCALE DRAWING.

LEGEND:
 = EXIT FROM DWELLING
 = EXISTING GRADE



PROJECT ADDRESS:
NEW LOT SOUTH OF 58 ST. MATTHEWS AVE. HAMILTON, ON

2 SITE STATISTICS
City of Hamilton Zoning By-law 6593

TO CREATE NEW LOT AT #56

	"D" URBAN PROTECTED RESIDENTIAL - ONE AND TWO FAMILY DWELLINGS	
	PERMITTED	PROPOSED
LOT AREA	360.0 m ²	176.28 m ²
LOT WIDTH	12.0 m	6.12 m
SETBACKS		
FRONT (WEST) YARD	6.0 m	1.90 m
NORTH SIDE YARD	1.2 m	0.60 m
SOUTH SIDE YARD	1.2 m	0.30 m
REAR YARD	7.5 m	12.13 m
AREA OF FRONT YARD		11.83 m ²
AREA OF FRONT YARD SOFTSCAPING	50%	8.39 m ² (29.08% SOFTSCAPING)
MAX. HEIGHT	11.0 OR 14.0 m	11.0 m 2 1/2 STOREYS, ALLOWS 1.2m SETBACK FROM SIDE PROPERTY LINE
BUILDING HEIGHT TO BE CALCULATED TO DETERMINE A MINIMUM SIDE YARD REQUIREMENT, SHALL MEAN THE VERTICAL DISTANCE BETWEEN THE LOWEST FINISHED GRADE ELEVATION ALONG THE LOT LINE RELATED TO SUCH REQUIRED YARD AT THAT POINT CLOSEST TO THE BUILDING AND THE HORIZONTAL EXTENSION OF THE UPPERMOST POINT OF THE BUILDING.		
REQUIRED PARKING	2 SPACES	2 SPACES
BUILDING COVERAGE	78.86 m ² / 44.74% OF LOT - PORCH NOT INCLUDED	
LANDSCAPED AREA:	56.31 m ² / 31.94% OF LOT	
TOTAL FLOOR AREA:	78.86 m ² x 2.5 STOREYS = 197.15m ²	

TO CREATE NEW LOT AT #58, WITH EXISTING SINGLE FAMILY DWELLING

	"D" URBAN PROTECTED RESIDENTIAL - ONE AND TWO FAMILY DWELLINGS	
	PERMITTED	EXISTING
LOT AREA	360 m ²	174.13 m ²
LOT WIDTH	12 m	6.07 m
SETBACKS		
FRONT (WEST) YARD	6.0 m	1.73 m EXISTING TO REMAIN
NORTH SIDE YARD	1.2 m	0.10 m, EXISTING TO REMAIN
SOUTH SIDE YARD	1.2 m	0.60 m
REAR YARD	7.5 m	8.70 m, EXISTING TO REMAIN
REQUIRED PARKING	2 SPACES	2 SPACES

PROPERTY TO THE SOUTH - #54 AS COMPARISON

	"D" URBAN PROTECTED RESIDENTIAL - ONE AND TWO FAMILY DWELLINGS	
	PERMITTED	EXISTING
LOT AREA	360 m ²	181.18 m ²
LOT WIDTH	12 m	6.40 m
SETBACKS		
FRONT (WEST) YARD	6.0 m	1.52 m
NORTH SIDE YARD	1.2 m	0.11 m
SOUTH SIDE YARD	1.2 m	0.73 m
REAR YARD	7.5 m	13.51 m

NO.	DATE	DESCRIPTION
7		
6		
5		
4	2021 - 12 - 20	ISSUED FOR REVIEW
3	2021 - 11 - 25	ISSUED FOR REVIEW
2	2021 - 11 - 22	ISSUED FOR REVIEW
1	2021 - 11 - 04	ISSUED FOR REVIEW

DRAWING TITLE:	
SITE PLAN	
PROJECT NUMBER:	2151
DRAWN BY:	CM
DATE:	NOVEMBER 2021
SCALE:	1:100
DRAWING NUMBER:	A-1.0

2840146 Ontario Inc.
33 Fenton Way
Brampton, ON L6P 0P4

January 25, 2022

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

Attn: Jamila Sheffield, Secretary Treasurer

**Re: APPLICATIONS FOR CONSENT TO SEVER AND MINOR VARIANCE
58 ST. MATTHEWS AVE, HAMILTON
2840146 ONTARIO INC.**

On behalf of the property owners, we are pleased to submit applications for consent to sever and minor variance for the existing double lot at 58 St. Matthews Avenue.

Description of the Subject Site

The subject site is located on the east side of St. Matthews Avenue, located in the Landsdale neighbourhood. The subject site is a double lot that is 350.41 square metres in area and has frontages of 12.19 metres along St. Matthews Avenue and 12.67 metres along the rear laneway. The property currently contains a 2.5 storey single-detached dwelling and a driveway that runs along the south side of the dwelling. The driveway leads to a stand-alone garage at the rear of the property. The laneway that runs along the east side of the subject site provides access to parking pads located at the rear of other properties fronting St. Matthews Ave and Cheever Street.

Description of the Proposal

The proposed severance splits the existing double lot into two distinct parcels while retaining the existing dwelling at 58 St. Matthews. A new single-detached dwelling in line with the size and character of the area is proposed on the severed lands (to be addressed as 56 St. Matthews).

A minor variance application is submitted along with the severance. The minor variance application addresses the applicable "D" zoning standards, which do not reflect the lot fabric and built form characteristics that are prevalent in this area. For example, most dwellings along St. Matthews have a front yard setback of 2.0m or less; however, the "D" zoning category requires 6.0m. Also, most of the lots in the area have frontages of approximately 6.0m, whereas the Zoning By-law requires 12.0m. As a result, the requested variances are generally the same for both the retained and severed lands. No changes are proposed to the existing dwelling on

the retained lands; the requested variances will correct grandfathered standards as it relates to the existing dwelling and the variances will maintain the character of the area with respect to the proposed new dwelling.

Similar to the other lots that flank the laneway, parking for the existing dwelling and the new development would be provided at the rear of the property off of the laneway. Each lot would contain a parking pad that could accommodate up to two vehicles. The existing garage will be demolished. This new configuration will allow for improved landscaping around the parking pads in the rear yards. It is noted rear yards for both lots are generously sized and well above the By-law requirement and remain consistent with those of adjacent properties.

Planning Justification

The proposed severance results in lot frontages and lot areas for both the severed and retained lands that are consistent and compatible with other properties on St. Matthews Avenue and in the immediate area.

The proposed dwelling will provide a seamless integration into the existing neighbourhood as the proposed built form and setbacks are consistent and compatible with adjacent and surrounding properties. The property is a double lot where adequate side yard setbacks between both the proposed and existing dwellings can be obtained.

As mentioned previously, the current in-force Zoning By-law is not reflective of the standards in the area. The proposed dwelling will fit simply follow setbacks already prevalent in the immediate vicinity.

The following is the justification for each variance:

Variance	By-Law 6593 Standard	Requested Variance Retained	Requested Variance Severed	Justification
Front Yard Setback	6.0m	1.7m	1.9m	Proposed setbacks are consistent with setbacks in the area and even exceed existing setbacks at neighbours at 60 St. Matthews (1.35m) and at 54 St. Matthews (1.52m)
Side Yard Setback (north)	1.2m	0.1m	0.6m	The existing house on the retained lands is an existing grandfathered condition. The proposed dwelling will be located 1.2m from the existing dwelling and this is in line with and exceeds many setbacks in the area

Side Yard Setback (south)	1.2m	0.6m	0.3m	The proposed south setback for the proposed dwelling is consistent with adjacent side yard setbacks and is consistent with those in the immediate area
Lot Width	12.0m	6.07m	6.12m	The lot width is consistent and compatible with those on the street and in the immediate area. There is a mix of housing types existing on the street and in the area (including smaller lot singles and semis). There are numerous examples of 6.0m lots and smaller in the immediate area. The proposed severance results in lots that are consistent with the neighbourhood fabric.
Lot Area	360sm	174sm	176sm	The lot areas are in line with others in the area as all lot depths are generally the same.
Porch Projection	1.5m	0m	0m	This is an existing condition for most homes along St. Matthews (porches built to street line). The variance on the retained lands is an existing condition and the severed land dwelling shows a porch projection generally in line with the street and actually projects less than the immediate neighbours. The intent is to match the character of the area.
Front Yard Landscaping	50%	0%	0%	This variance is due to the porch projection above. The front yards on the street are generally covered by porches and therefore don't meet this provision. Most front yard landscaping is in the boulevard. Given the large rear yard setbacks provided, there is ample opportunity for new landscaping in the rear yards of each property, which will be an improvement over the existing hardscape conditions.

The following outlines how the minor variances meet the four tests of the Planning Act.

1) Does it maintain the general intent of the Official Plan?

The proposal conforms to the Official Plan. The proposed severance constitutes infill development that is permitted in Neighbourhoods. The proposed dwelling is compatible with the existing character of the area. All aspects of the proposal (lot size, house type, house size, setbacks) are in line with the existing properties in the area. It also meets the housing policies of the Official Plan and will provide additional rental housing to the area. In addition, the

2840146 Ontario Inc.
33 Fenton Way
Brampton, ON L6P 0P4

proposed severance meets the lot creation conditions in 1.14.3.1 of the Urban Hamilton Official Plan.

2) Does it maintain the general intent of the Zoning By-law?

As previously mentioned, certain standards from By-law 6593 apply to the site and the surrounding area, however they are outdated and not in line with the character and built form of the neighbourhood. It is anticipated the zoning for this site and the broader area will be updated during the implementation of the new comprehensive By-law to better reflect the existing conditions within area. Despite the "D" zone standards, the intent of the By-law is maintained as the proposal will be consistent with the existing lots and built form character of the area.

3) Is it desirable for the appropriate development or use of the land?

This proposal is sensitive infill that makes use of an underutilized property while providing new rental housing. The proposed dwelling respects and meets the character of the area and has similar zoning standards as all surrounding properties. Most surrounding properties in this area would also not meet the By-law for these standards. Also, the dwelling will be designed to minimize any privacy concerns. It maintains the setbacks in the area and the unit at 54 St. Matthews only has one small non-primary window on its north elevation so there will be no privacy impacts. As for the existing dwelling at 58 St. Matthews, there are two bedroom windows on the south elevation. The new dwelling will be designed with a blank wall condition adjacent to these windows. The intent is for the current owners to maintain ownership of both dwellings as rentals.

4) Is it minor in nature?

Given the site and surrounding context, a new dwelling on this double lot fits the character of the area and is compatible. The requested variances are minor due to the fact that most other properties in the area would also need the same variances if they were preparing development applications.

The severance is also subject to the criteria of Section 51(24) of the Planning Act. The proposal meets this criteria as it is an infill property which makes efficient use of existing services in an urban area. The lot size and configuration is suitable for the proposed severance.

Based on the above, the proposed severance meets the criteria of the Planning Act and the resulting minor variances meet the four tests.

2840146 Ontario Inc.
33 Fenton Way
Brampton, ON L6P 0P4

Project Benefits

Benefits of the proposal include:

- Provision of new infill housing on an underutilized double lot
- Allows for retention of the existing dwelling at 58 St. Matthews
- Both houses (existing and proposed) provide much needed rental housing stock
- There is an opportunity for new landscaping in the rear yards of each property, which will be an improvement over the existing hardscape conditions.
- The removal of the existing driveway (where the new dwelling is proposed) will result in the removal of a curb cut and can provide an additional on-street parking space on St. Matthews Avenue.
- The relocation of the driveway and parking spaces to the rear of the property will improve the streetscape and safety of the sidewalk and will allow for new landscaping along the street.

Submission Materials

Please find enclosed the following in support of the application:

- List of requested variances
- Signed Application Forms
- Site Plan, prepared by First Step Design, dated December 20, 2021;
- Severance Sketch, dated December 2021
- Plan of Survey

We look forward to working with the City on this proposal to provide much needed new infill rental housing.

Yours truly,



Jeff Greene
Gemini Developments



Hamilton

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

**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

	NAME	MAILING ADDRESS	
Purchaser*			
Registered Owners(s)			
Applicant(s)**			
Agent or Solicitor			

*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application. (O. Reg. 786/21)

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

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

2 LOCATION OF SUBJECT LAND Complete the applicable lines

2.1 Area Municipality Hamilton	Lot Pt of 36 and 37	Concession N/A	Former Township Hamilton
Registered Plan N°. 154	Lot(s) N/A	Reference Plan N°. N/A	Part(s) N/A
Municipal Address 58 St. Matthews Ave			Assessment Roll N°. 2518030217570300000

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
- addition to a lot
- an easement

- Other: a charge
 a lease
 a correction of title

b) Rural Area / Rural Settlement Area Transfer (Section 10 must also 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:

unknown

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 (lease, easement, charge etc.):

Frontage (m)	Depth (m)	Area (m ² or ha)
6.12	28.2	176.28 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: garage (to be demolished)

Proposed: residential detached dwelling

Existing structures to be removed: detached garage

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 (remainder):

Frontage (m) 6.07	Depth (m) 28.1	Area (m ² or ha) 174.13 m ²
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Certificate Request for Retained Lands: Yes*

* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

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: residential detached dwelling

Proposed: residential detached dwelling to remain

Existing structures to be removed: none

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.

The proposed severance constitutes infill development that is permitted in Neighbourhoods. The proposed dwelling is in compatible with the existing character of the area. All aspects of the proposal (lot size, house type, house size, setbacks) are in line with the existing properties in the area. It also meets the housing policies of the Official Plan and will provide additional rental housing to the area.

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" - URBAN PROTECTED 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"/>	

*Complete MDS Data Sheet if applicable

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?

owner knowledge

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

Proposed severance makes more efficient use of an underutilized property to provide additional housing units in a serviced and built up area

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

Yes No (Provide explanation)

Proposed severance makes more efficient use of an underutilized property to provide additional housing units in a serviced and built up area

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

Yes No (Provide explanation)

Proposed severance makes more efficient use of an underutilized property to provide additional housing units in a serviced and built up area

d) Are the subject lands within an area of land designated under any provincial plan or plans? (If YES, provide explanation on whether the application conforms or does not conflict with the provincial plan or plans.)

Yes No

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.

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?

August 2021

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 Minor Variance Status to be submitted concurrently

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)
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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):
---------------	------------------------------

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):
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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)
----------------------------------	---

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.

see cover letter

12 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.

Jan 25 / 22

Date


Signature of Owner