



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-22:17

SUBJECT PROPERTY: 73 Chipman 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 868 Investments Ltd.
Owner Shivan Ramoosingh

PURPOSE OF APPLICATION: To permit the conveyance of a parcel of land and to retain a parcel of land containing an existing dwelling to remain for residential purposes.

Severed lands:

30.48m[±] x 46.73m[±] and an area of 1424.33m^{2±}

Retained lands:

15.88m[±] x 46.73m[±] and an area of 742.04m^{2±}

The Committee of Adjustment will hear this application on:

DATE: Thursday, April 7th , 2022

TIME: 1:30 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

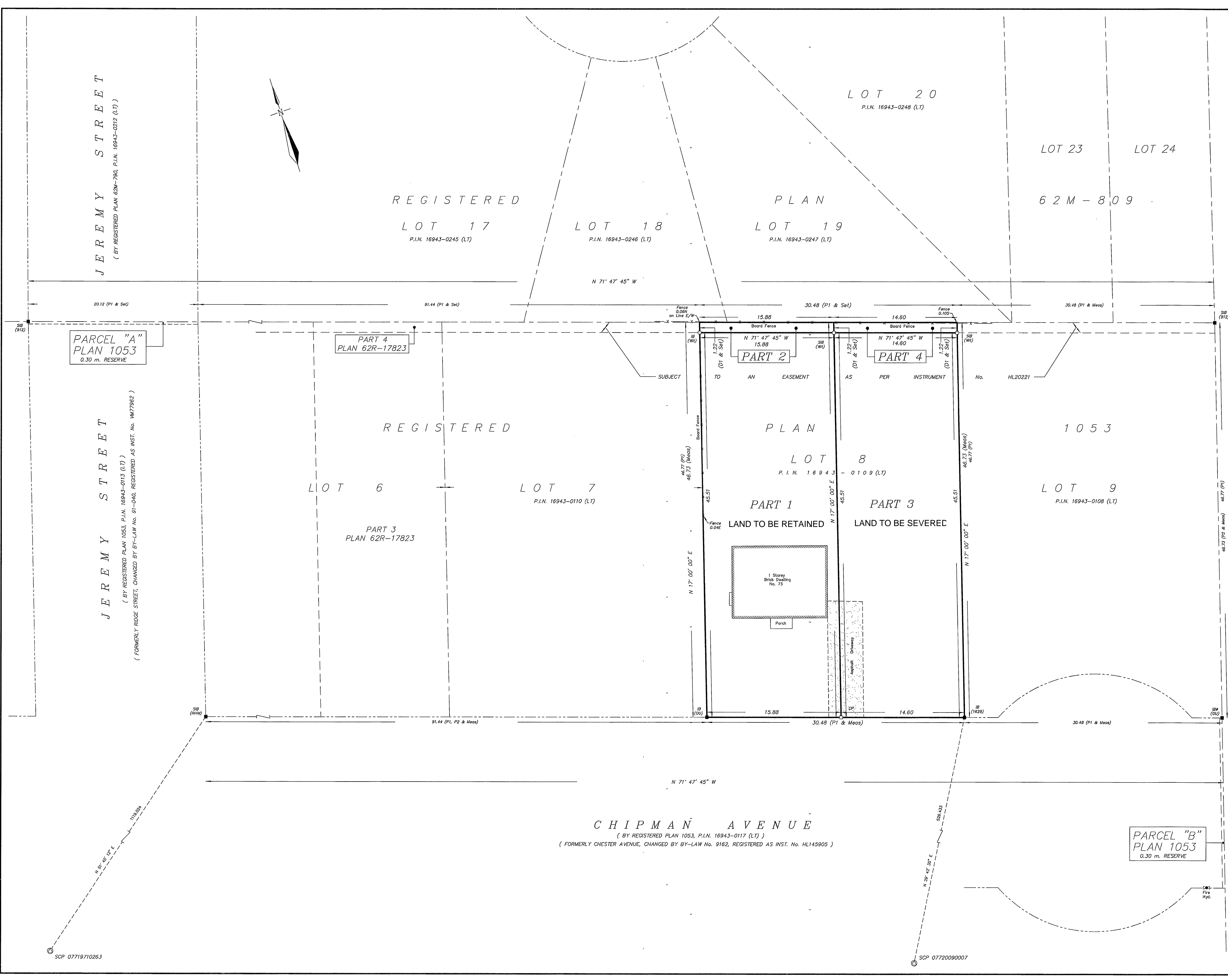
For more information on this matter, including access to drawings illustrating this request:

- 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: March 22nd, 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.



1 REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: JUNE 18, 2021

BRYAN JACOBS
ONTARIO LAND SURVEYOR

PLAN 62R-21707

RECEIVED AND DEPOSITED

DATE: June 28, 2021

C. Adelt

LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WENTWORTH (No. 62)

SCHEDULE			
PART	LOT	PLAN	P.I.N.
1	PART OF LOT 8	REGISTERED PLAN 1053	PART OF P.I.N. 16943-0109 (LT)
2	PART OF LOT 8	REGISTERED PLAN 1053	PART OF P.I.N. 16943-0109 (LT)
3	PART OF LOT 8	REGISTERED PLAN 1053	PART OF P.I.N. 16943-0109 (LT)
4	PART OF LOT 8	REGISTERED PLAN 1053	PART OF P.I.N. 16943-0109 (LT)

PARTS 1, 2, 3 & 4: COMPRISE ALL OF P.I.N. 16943-0109 (LT).
PARTS 2 & 4: SUBJECT TO AN EASEMENT AS IN INST. No. HL20221.

PLAN OF SURVEY OF
LOT 8
REGISTERED PLAN 1053

SCALE 1:200

B.A. JACOBS SURVEYING LTD.
ONTARIO LAND SURVEYOR

LEGEND AND NOTES:

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- CP DENOTES CONCRETE PIN
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IB# DENOTES ROUND IRON BAR
- (OU) DENOTES ORIGIN UNKNOWN
- WIT. DENOTES WITNESS
- P1 DENOTES REGISTERED PLAN 1053
- P2 DENOTES PLAN 62R-17823
- D1 DENOTES INSTRUMENT No. HL20221
- (912) DENOTES A.J. CLARKE O.L.S.
- (1629) DENOTES B.A. JACOBS O.L.S.
- (RHW) DENOTES REGION OF HAMILTON WENTWORTH

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

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 07719710263 AND 07720090007, UTM ZONE 17, NAD83 (ORIGINAL).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996707.

ALL SET SIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10.		
POINT ID	NORTHING	EASTING
SCP 07719710263	4784453.070	589709.084
SCP 07720090007	4784655.419	590442.572

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

SURVEYOR'S CERTIFICATE

1 CERTIFY THAT:

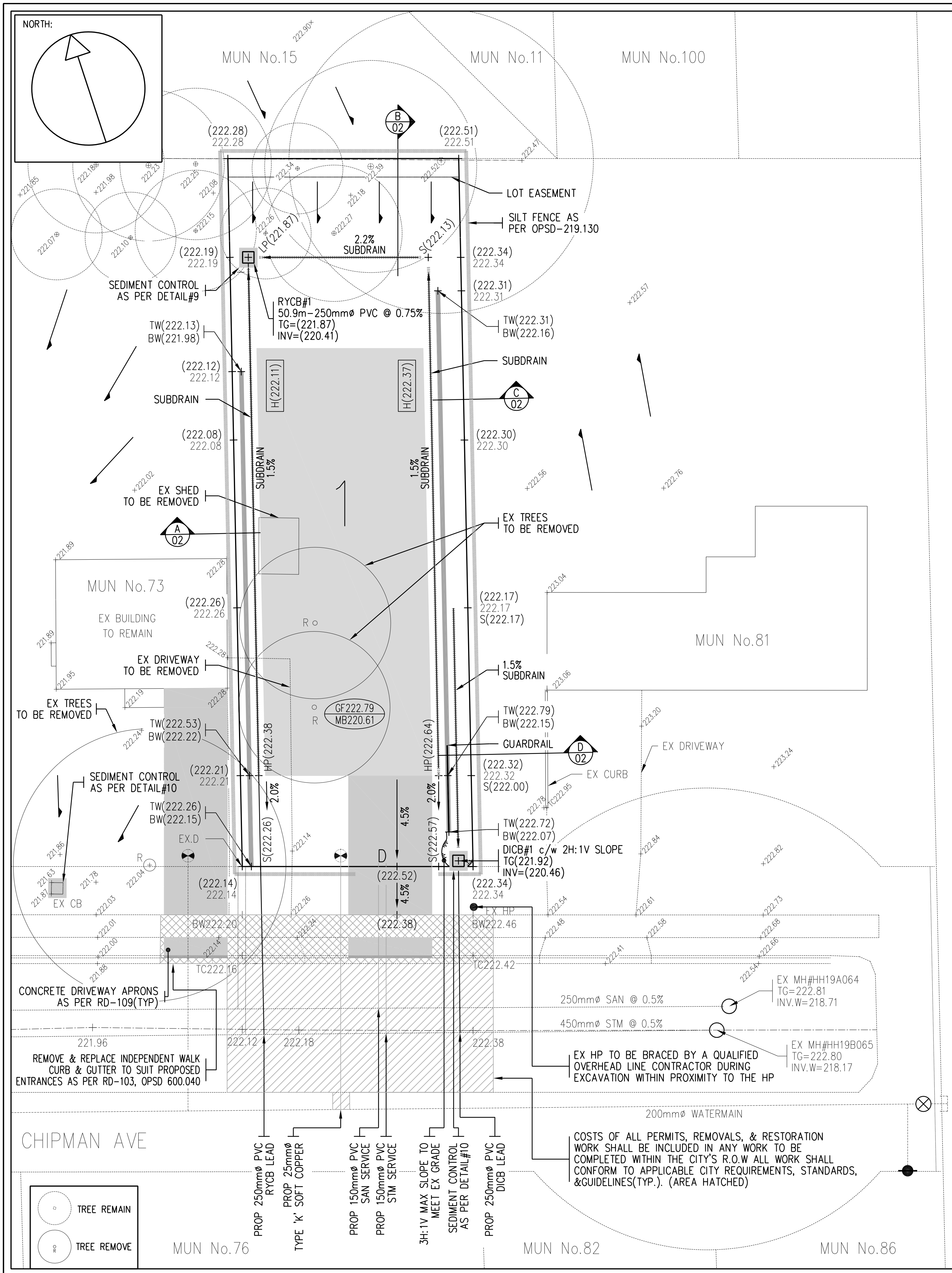
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON JUNE 17, 2021.

JUNE 18, 2021
DATE

Bryan Jacobs
BRYAN JACOBS
ONTARIO LAND SURVEYOR

B.A. JACOBS SURVEYING LTD.
152 JACKSON STREET EAST, SUITE 102
HAMILTON, ONTARIO (L8N 1L3)
PHONE 905-521-1535 bajacobs@rogers.com

JOB No. 19s81-R



- APPENDIX 2
LOT GRADING NOTES
GENERAL GRADING NOTES
1. ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SODDED SLOPES (MIN. 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED.
 2. ALL RETAINING WALLS, WALKWAYS, CURBS, ETC., SHALL BE PLACED A MINIMUM OF 0.45m OFF THE PROPERTY LINE. ALL WALLS 1.0m OR HIGHER SHALL BE DESIGNED BY A P.ENG.
 3. SLOPES OF SWALES FOR BOTH "BACK TO FRONT" AND "SPLIT" DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 33% GRADE (3:1 SLOPES).
 4. WHEN MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, A 1.5% GRADE IS PERMITTED PROVIDED A 150mm SUB-DRAIN IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND DRAINED TO A SUITABLE OUTLET, (WITH A MINIMUM 0.3m COVER OVER THE SUB-DRAIN), OR OTHER MITIGATION MEASURES.
 5. MINIMUM GRADE FOR A WRAP-AROUND SWALE IN THE BACKYARD SHALL BE 1.0%.
 6. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED AS A STRAIGHT LINE.
 7. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150mm (MINIMUM) ABOVE FINISHED GRADE.
 8. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN 7.0% REVERSED SLOPED DRIVEWAYS IN NEW DEVELOPMENTS ARE NOT PERMITTED.
 9. GARAGE FLOOR ELEVATION TO BE SET MINIMUM 0.3m HIGHER THAN BACK OF WALK, UNLESS OTHERWISE SPECIFIED.
 10. ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% SPD (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.
 11. FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERS, REMOVALS AND PROTECTION SCHEMATICS, ETC., REFER TO TREE PROTECTION PLAN.
 12. LOT GRADING FOR ALL LOTS IN THE SUBDIVISION SHALL CONFORM STRICTLY WITH THIS PLAN. ANY CHANGES, UNLESS APPROVED PRIOR TO CONSTRUCTION BY THE CITY, SHALL RESULT IN NON ACCEPTANCE OF THE SUBDIVISION BY THE CITY.
 13. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED.
 14. THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS. SHOULD PERMISSION NOT BE OBTAINED OR IS WITHDRAWN PRIOR TO COMMENCING THE WORK, THEN THE DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT SITE.
 15. DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED SUCH THAT HYDRO VAULTS AND OTHER STREET FURNITURE ARE A MINIMUM OF 1.2m FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS.

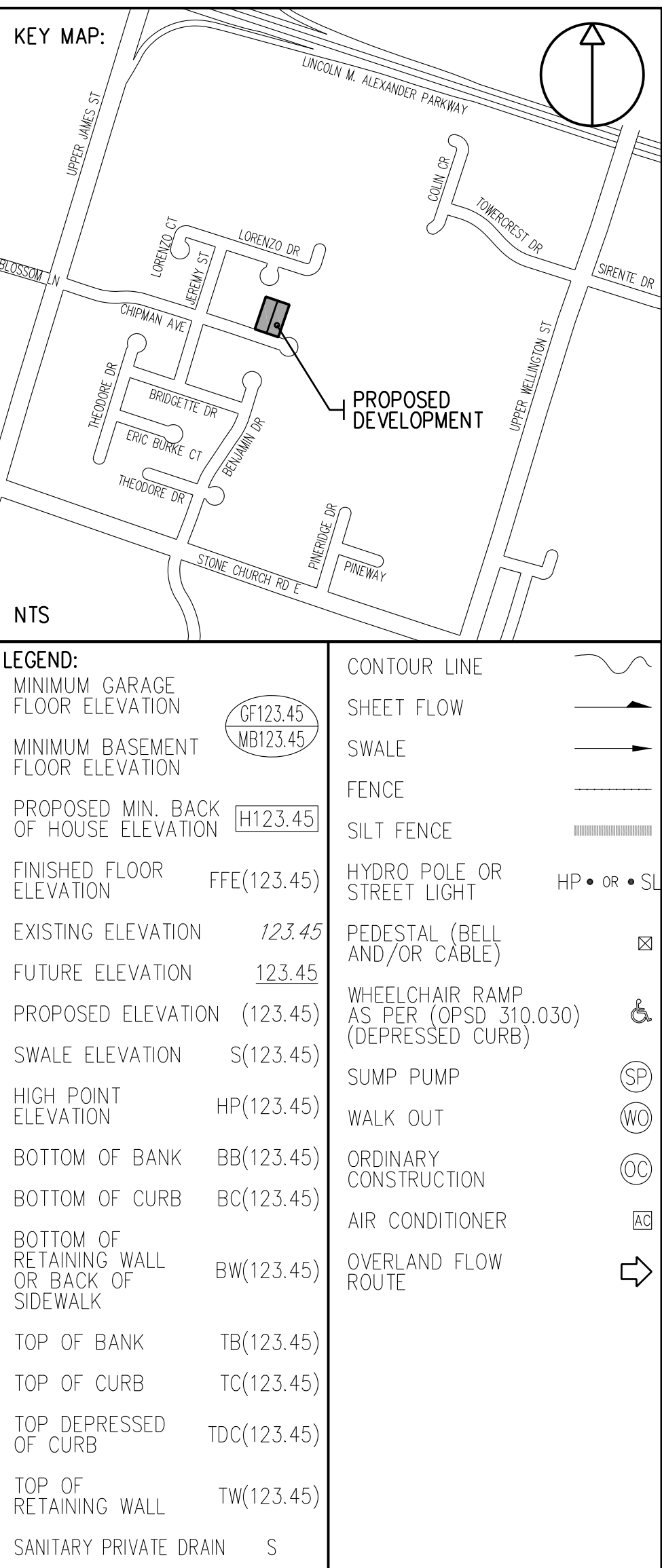
- NOTES:
1. ANY CHANGES IN GRADES AND CATCH BASINS REQUIRE THE APPROVAL OF THE CITY'S MANAGER OF DEVELOPMENT ENGINEERING.
 2. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5.0% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
 3. WATER SERVICES:
 - 1)CONSTRUCTION OF PRIVATE SERVICES SHALL BE IN ACCORDANCE WITH CITY STANDARDS & SPECIFICATIONS (LATEST EDITION) AND MINISTRY OF ENVIRONMENT (MOE) GUIDELINES (LATEST EDITION).
 - 2)TO BE INSTALLED WITH A MINIMUM COVER OF 1.60m.
 - 3)'W' DENOTES WATER SERVICE CONNECTION (25mmØ TYPE 'K' SOFT COPPER) AS PER WM-207.01 OR AS DETAILED.
 - 4)TO BE LOCATED 1.0m ON LEFT SIDE OF CENTER LINE OF LOT OPPOSITE SANITARY PRIVATE DRAIN OR AS DETAILED, WITH CURB STOP ADJACENT TO THE STREET LINE.
 - 5)GRANULAR BEDDING AS PER WM-200.01 AND WM-200.02 TO BE GRANULAR 'D' AS PER FORM 600.
 4. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - ROAD CUT PERMITS.
 - APPROACH APPROVAL PERMITS.
 - COMMITTEE OF ADJUSTMENT.
 - SEWER/WATER PERMITS.
 - RELOCATION OF SERVICES.
 - ENCROACHMENT AGREEMENTS (IF REQUIRED).
 5. CONTRACTOR IS TO ENSURE NO PONDING OCCURS AND POSITIVE DRAINAGE TO A SUITABLE OUTLET IS CONSTRUCTED.
 6. ROAD CUT NOTE: ROAD CUTS ARE TO BE BACKFILLED AS PER RD-100.01 USING GRANULAR BACKFILL MATERIAL AND RESTORED USING BASE COURSE ASPHALT (SUPERPAVE 19.0 CAT D) AND SURFACE ASPHALT (SUPERPAVE 9.5 CAT D) TO MATCH EXISTING ASPHALT ELEVATIONS AND THICKNESS.
 7. TREE REMOVAL IS SUBJECT TO THE MIGRATORY BIRDS CONVENTION ACT, 1994. THE REMOVAL OF VEGETATION SHOULD BE AVOIDED DURING THE PERIOD EXTENDING FROM MATCH 31st TO AUGUST 31st, EACH YEAR.

DESIGN CRITERIA FOR INFILL DEVELOPMENTS OR LOTS OF RECORD
GRADING OF SINGLE OR MULTI-FAMILY RESIDENTIAL LOTS THAT ARE DEVELOPED THROUGH SEVERANCE APPLICATIONS SHALL DEMONSTRATE THAT THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT EXISTING BUILDINGS, SIGNIFICANTLY ALTER EXISTING DRAINAGE PATTERNS, OR ADVERSELY AFFECT NEIGHBORING PROPERTIES. GRADING DESIGN CRITERIA SHALL INCLUDE:

- POSITIVE DRAINAGE AWAY FROM BUILDING SHOULD BE PROVIDED AT ALL TIMES.
- SIDE AND REAR YARD SWALES TO BE LOCATED ENTIRELY WITHIN THE INFILL/SEVERED PROPERTY, UNLESS PERMISSION FROM THE ADJACENT HOMEOWNER IS GRANTED TO IMPROVE AND MODIFY EXISTING DRAINAGE ON BOTH LOTS, I.E.; PROPOSED SWALES MUST BE CONTAINED WITHIN THE LAND PARCEL BEING DEVELOPED.
- IN SOME CASES, SIDE AND REAR YARD SLOPES LESS THAN 2% MAY BE ACCEPTABLE, BUT MUST BE REVIEWED AND APPROVED BY CITY STAFF ON A CASE-BY-CASE BASIS.

- BACKYARD GRADING NOTES
1. DEFINITION: "REQUIRED BACK YARD" SHALL MEAN THE LESSER OF THE DISTANCE REGULATED BY THE ZONING BY-LAW OR 6m.
 2. THE MAXIMUM SLOPE IN THE BACK YARD ADJACENT TO THE BUILDING FOR A DISTANCE EQUAL TO THE REQUIRED BACK YARD SHALL BE 5% EXCEPT AS SET OUT IN ITEMS BELOW.
 3. THE 5% RESTRICTION SHALL NOT APPLY TO THE SIDES OF A SWALE ALONG THE SIDES OR BACK OF THE LOT, PROVIDING THE TOTAL WIDTH OF THE SWALE SHALL NOT EXCEED ONE (1) METRE ON EACH LOT.
 4. WHERE THE 5% RESTRICTION ON THE BACKYARD GRADES RESULTS IN ELEVATION DIFFERENCES BETWEEN DIFFERENT PROPERTIES, RETAINING WALLS SHALL BE CONSTRUCTED ALONG THE SIDES AND THE BACK OF THE LOT. SLOPES WITH A MAXIMUM OF THREE HORIZONTAL TO ONE VERTICAL MAY REPLACE THE WALLS WHERE THE DIFFERENCE IN ELEVATION IS LESS THAN 0.3m.
 5. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHEREAS RETAINING WALLS SHALL BE PLACED ON THE HIGHER LANDS.
 6. THE 5% RESTRICTION DOES NOT PRECLUDE RETAINING WALLS IN THE REQUIRED BACKYARDS PROVIDING THE TERRACES ARE MAINTAINED TO THE 5% GRADE AS SET OUT IN ITEM B) ABOVE. THE INTENTION OF THIS PROVISION IS TO PROVIDE FOR FLEXIBILITY OF HOUSE CONSTRUCTION.
 7. THERE IS NO CONTROL ON THE STEEPNESS OF THE SLOPES IN SIDE YARDS, FRONT YARDS AND BACK YARDS, OUTSIDE THE AREA DEFINED IN A) ABOVE, PROVIDING THE SLOPES ARE STABLE FOR THE SOILS OF THE AREA (MINIMUM 3H:1V).
- ROOFWATER LEADERS
ALL ROOFWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND THEN TO GRASSED OR LANDSCAPED AREAS A MINIMUM OF 0.6m FROM THE BUILDING FACE.
- SUMP PUMPS
SUMP PUMPS WITH CHECK VALVES ARE TO BE INSTALLED IN EACH DWELLING TO PUMP THE WEEPING TILES TO THE STORM PRIVATE DRAIN. THE SUMP OUTLET SHALL EXTEND A MINIMUM OF 150mm ABOVE THE PROPOSED GRADE AT THE DWELLING (BASEMENT CEILING) PRIOR TO DISCHARGING TO THE STORM PRIVATE DRAIN.

- EROSION AND SEDIMENT CONTROL NOTES
1. ALL EROSION AND SEDIMENT CONTROL MEASURES (TEMPORARY SEDIMENT CONTROL FENCES, STORM SEWER BULKHEADS, ROCK CHECK DAMS, WORK LIMIT FENCES, SEDIMENT BASINS, ETC.) MUST BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 2. TEMPORARY VEHICLE TRACKING CONTROLS TO BE CONSTRUCTED AS PER REQUIREMENTS IN "EROSION & SEDIMENT CONTROL GUIDELINE FOR URBAN CONSTRUCTION" DATED DECEMBER 2006, AT ALL ACCESS POINTS. CONTRACTOR SHALL MAINTAIN THESE AS REQUIRED AND AS DIRECTED BY THE CITY ENGINEER.
 3. OVERLAND SHEET FLOW EROSION PROTECTION SHALL BE AS PER OPSD-219.130. IF EXCESSIVE SEDIMENT BUILDUP/BLOCKAGE OCCURS (VISUAL INSPECTION) THEN REPLACEMENT OF THE FILTER CLOTH IS REQUIRED.
 4. CATCH BASIN SEDIMENT CONTROL DEVICE, I.E. "SILTSACK" BY ACF ENVIRONMENT OR APPROVED EQUIVALENT, TO BE PLACED AS PER MANUFACTURER'S RECOMMENDATIONS. REGULAR MAINTENANCE IS REQUIRED ("SILTSACK" SUMPS SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND FILTER CLOTH BLOCKAGE ON A WEEKLY BASIS). THESE SEDIMENT TRAPS ARE NOT TO BE REMOVED UNTIL THE CURBS AND THE BOULEVARDS SODDED. SEDIMENT TRAPS SHALL ALSO BE PLACED AT ALL CATCH BASINS LOCATIONS IN AREAS TO BE VEGETATED AND MAINTAINED UNTIL GROUND COVER IS ESTABLISHED.
 5. REGULAR MAINTENANCE FOR ALL CATCH BASINS (ON THE PUBLIC ROADWAY AND ON PRIVATE PROPERTY) AND INLET CHAMBERS IS REQUIRED (SEDIMENT TRAPS AND SUMPS SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION, TRASH BUILDUP AND FILTER CLOTH BLOCKAGE ON A WEEKLY BASIS AND AFTER ANY MAJOR RAINFALL EVENT). ACCUMULATED SEDIMENT SHALL BE REMOVED BY MECHANICAL MEANS. FLUSHING OF SEDIMENT INTO THE STORM SEWER SYSTEM IS PROHIBITED. IF STANDING WATER REMAINS IN THE CATCH BASIN 24 HOURS (MINIMUM) AFTER A STORM THEN CLEANING OR REPLACEMENT OF THE FILTER CLOTH IS REQUIRED.
 6. TOPSOIL PILES SHALL ALSO BE TEMPORARILY SEEDED TO PREVENT EROSION. PLACEMENT OF VEGETATION SHALL BE IN ACCORDANCE WITH OPSS.572. WHERE REQUIRED, EROSION CONTROL BLANKETS SHALL BE PLACED AS PER OPSS.572, AT THE DIRECTION OF THE CITY ENGINEER.
 7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE VISUALLY INSPECTED AFTER EACH WORKING DAY AND MAINTAINED WHEN REQUIRED AS DIRECTED BY THE CONSULTANT AND TO THE SATISFACTION OF THE CITY/CONSERVATION AUTHORITY. THE CONSULTANT SHALL KEEP A DAILY RECORD OF INSPECTION, MAINTENANCE, ETC. AND PRESENT THE CITY WITH A COPY OF THE REPORT ON A MONTHLY BASIS.
 8. ANY DISTURBED AREAS NOT SCHEDULED FOR FURTHER CONSTRUCTION WITHIN 45 DAYS WILL BE PROVIDED WITH A SUITABLE TEMPORARY MULCH AND SEED COVER WITHIN 7 DAYS OF THE COMPLETION OF THAT PARTICULAR PHASE OF CONSTRUCTION.
 9. ALL DISTURBED EXTERNAL AREAS SHALL BE REVEGETATED WITH PERMANENT COVER (AS DETAILED) WITHIN 7 DAYS OF THE COMPLETION OF THAT PARTICULAR PHASE OF CONSTRUCTION.
 10. ADDITIONAL EROSION AND SEDIMENT CONTROL LOCATIONS/MEASURES MAY BE REQUIRED AS DETERMINED BY THE CITY/CONSERVATION AUTHORITY AND OTHER STREET FURNITURE ARE A MIN. OF 1.20m FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS.



FOR APPROVALS

No.	DATE	BY	REVISION

BENCHMARK:
TOWNSHIP: WEST FACE, NORTHWEST CORNER OF 89 STONE CHURCH ROAD ON THE SOUTHEAST CORNER OF STONE CHURCH ROAD AND WEST 5th STREET. PLAQUE IS SET ON THE SECOND ROW OF BLOCKS UP FROM THE GROUND 0.50m. IN FROM THE CORNER.
ORTHOMETRIC ELEV: 222.830 m

STAMP:

CONSULTANT:
ENGINEERING LIMITED
Urbex
161 REBECCA STREET
HAMILTON ON, L8R 1B9
TEL 905-522-3328
FAX 905-522-0452
EMAIL info@urbex.biz

MUNICIPALITY:
THE CITY OF HAMILTON

73 CHIPMAN AVENUE PROPERTIES
HAMILTON, ONTARIO

GRADING PLAN / EROSION & SEDIMENTATION CONTROL PLAN

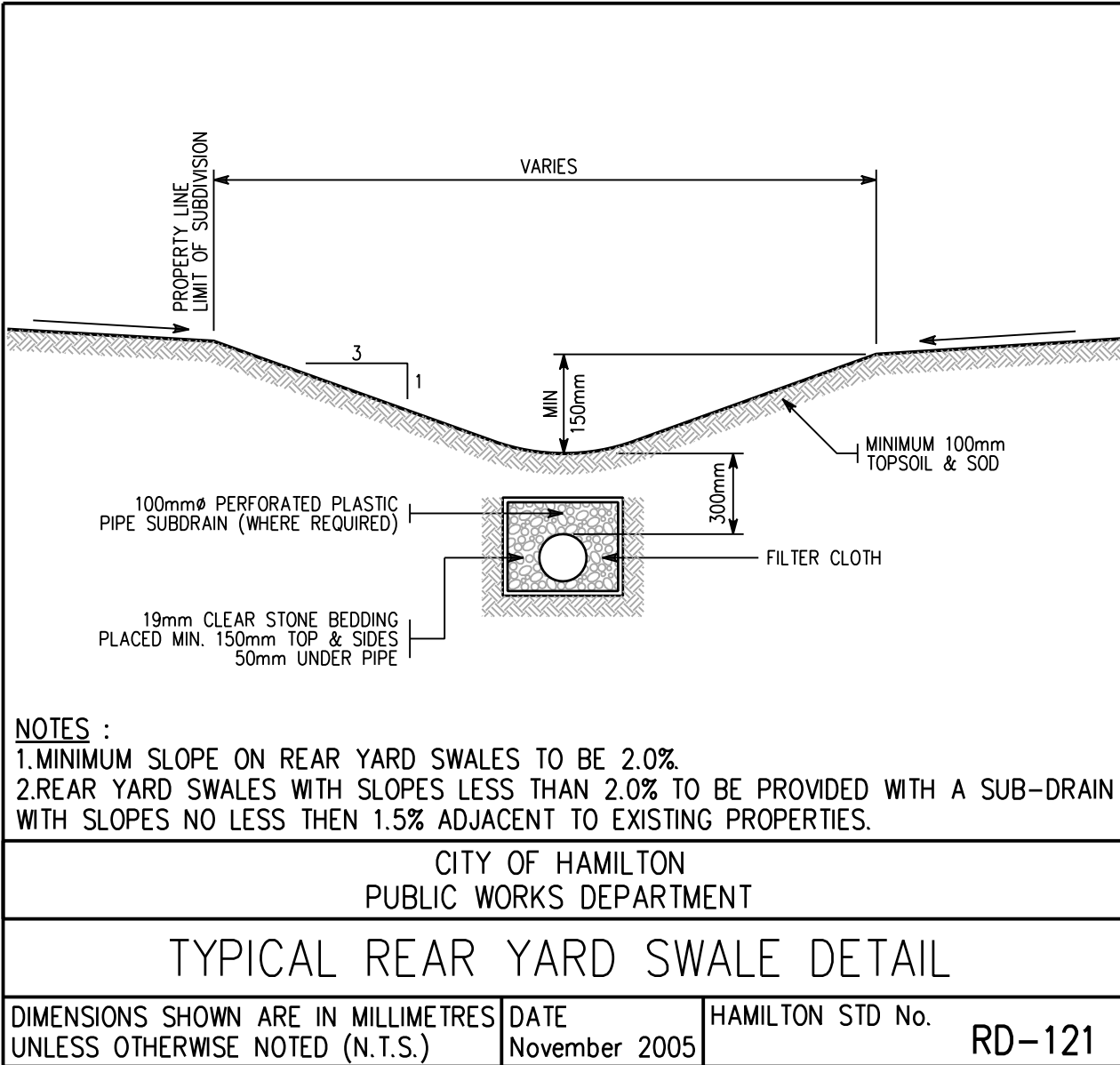
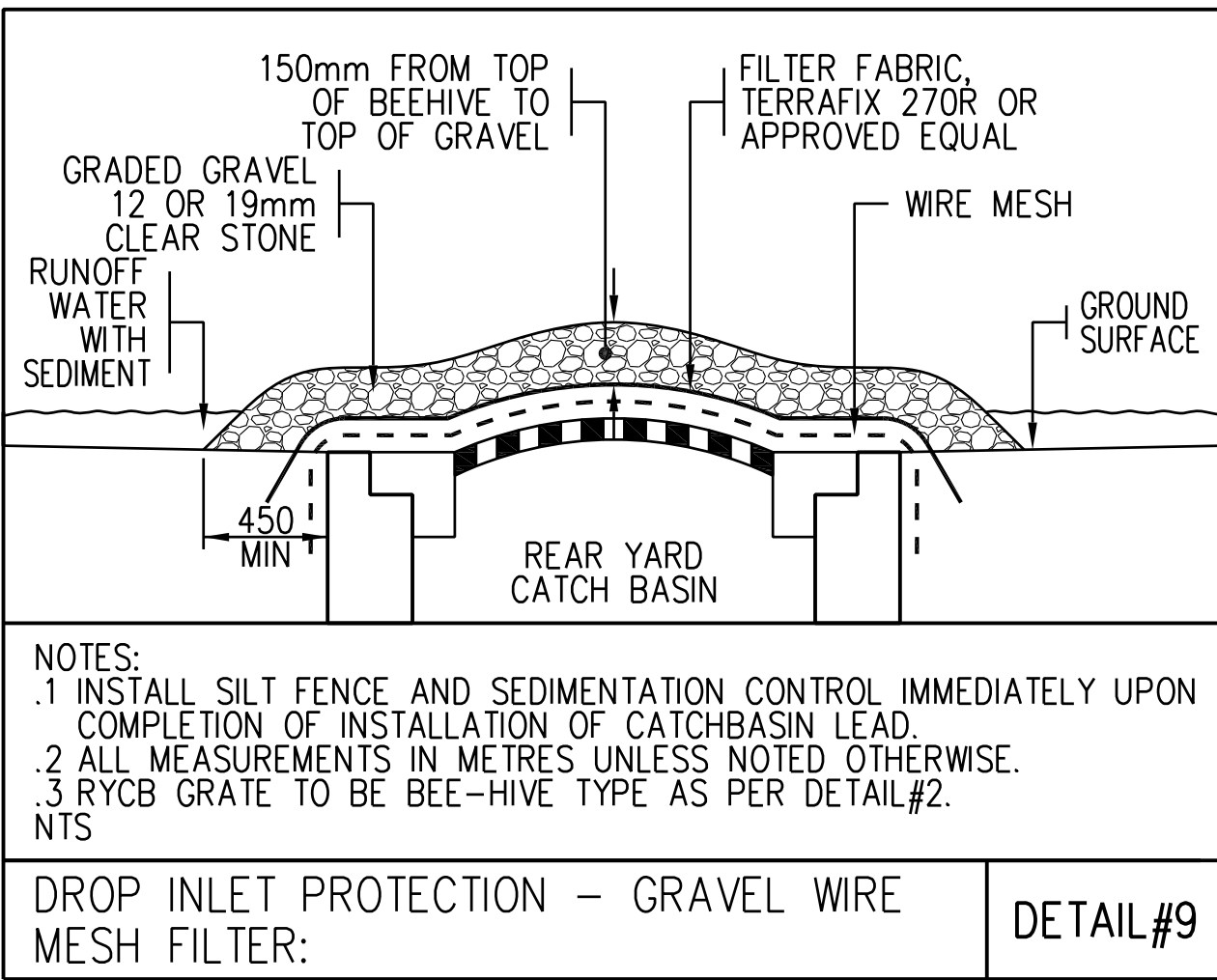
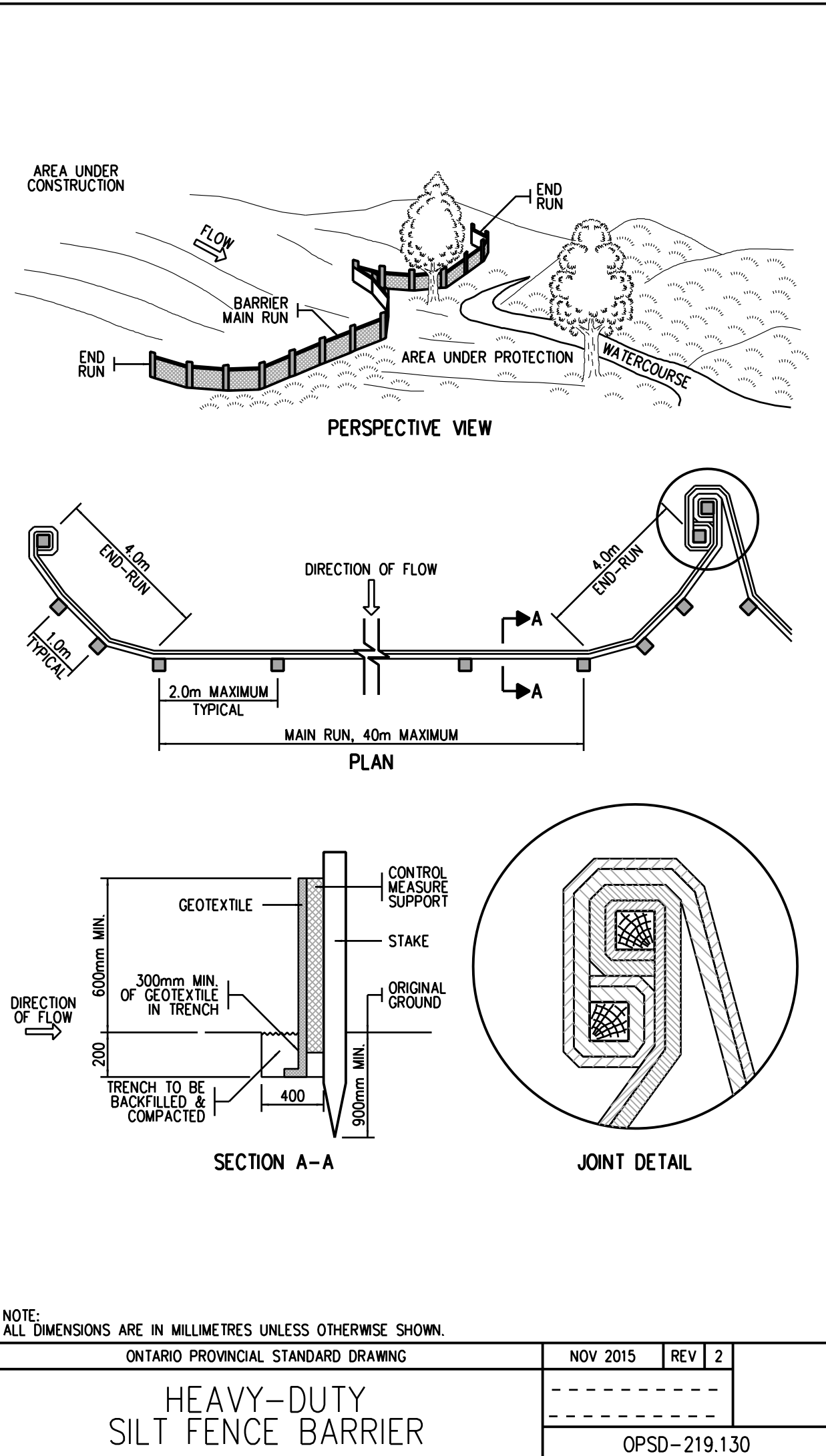
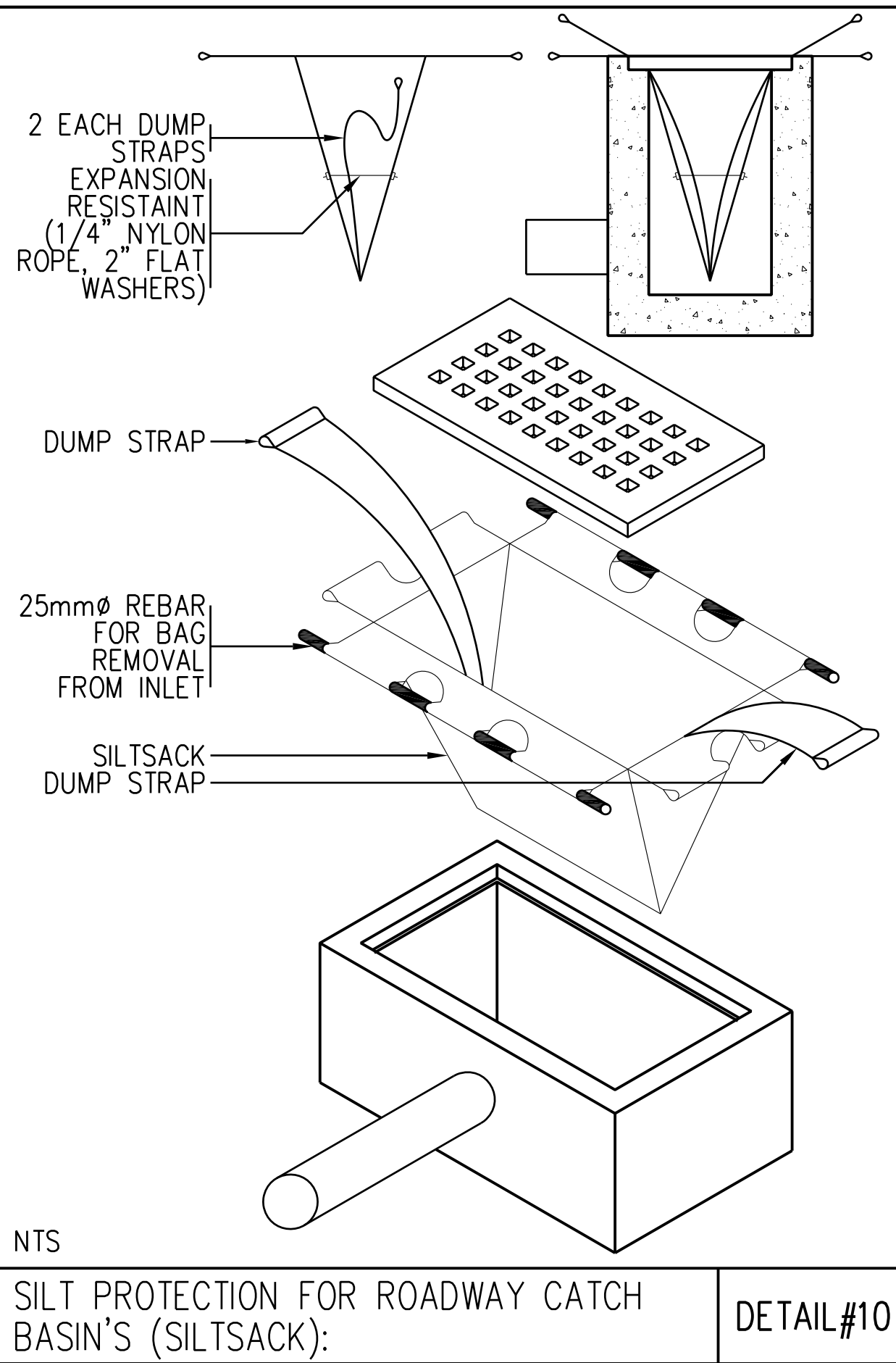
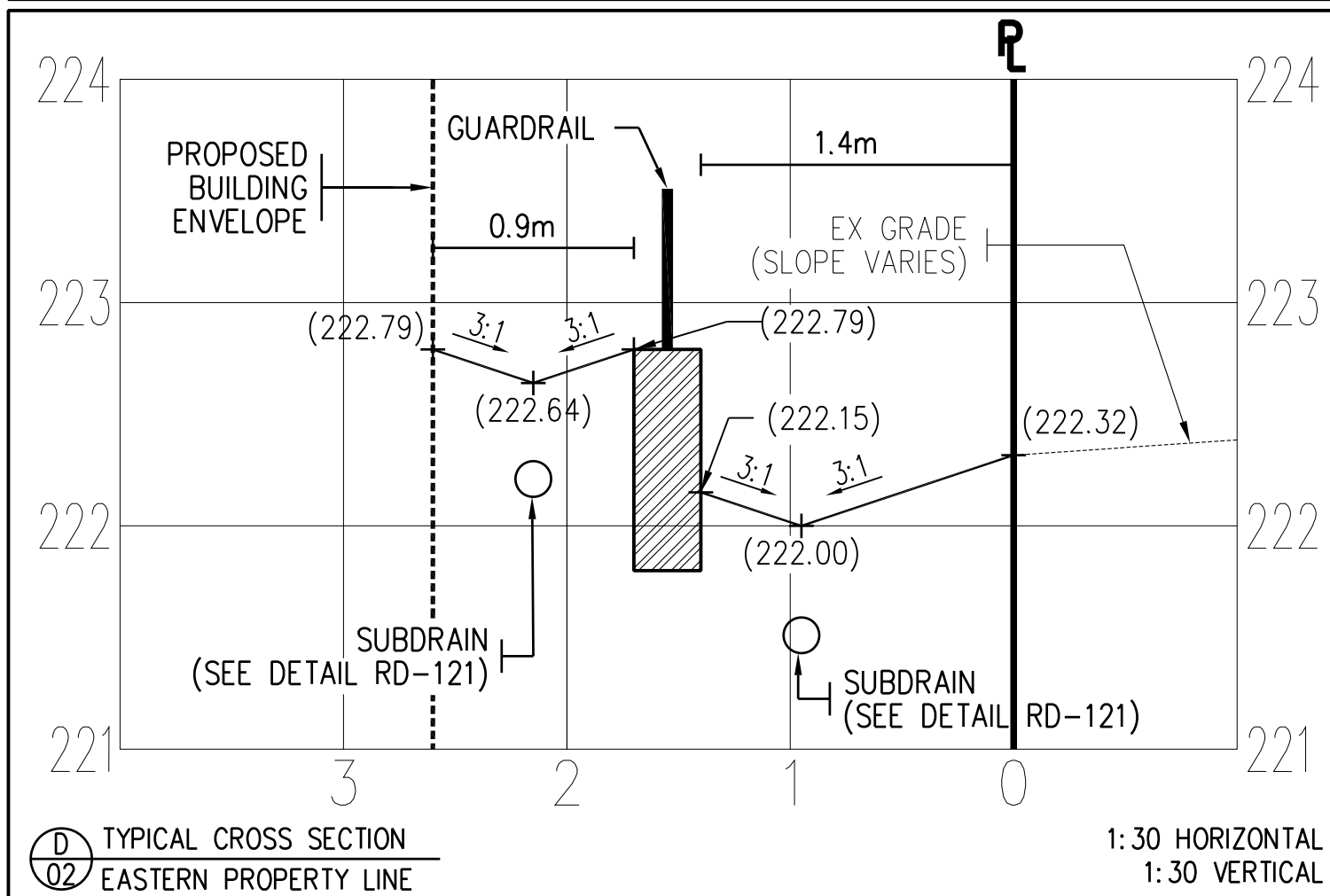
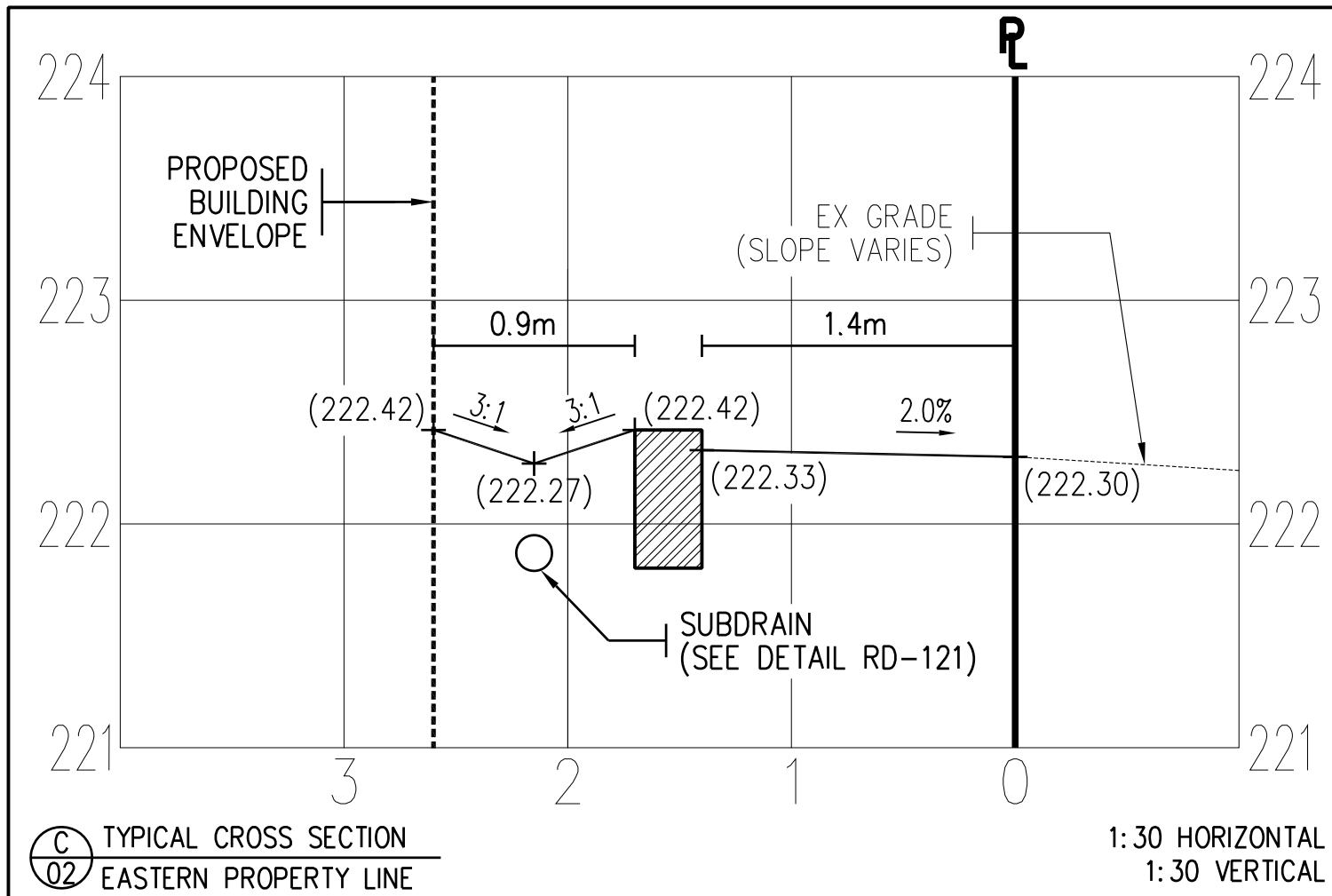
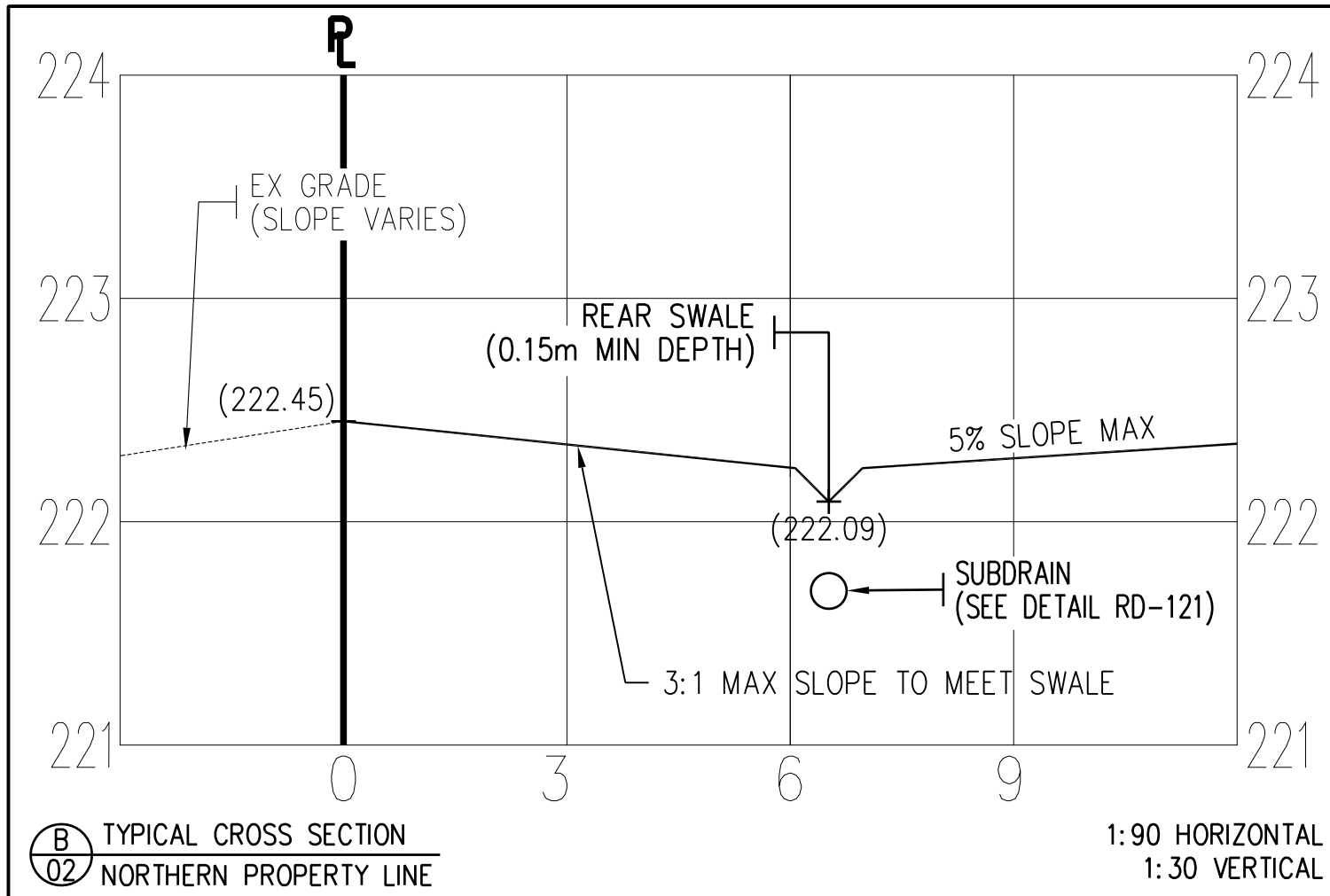
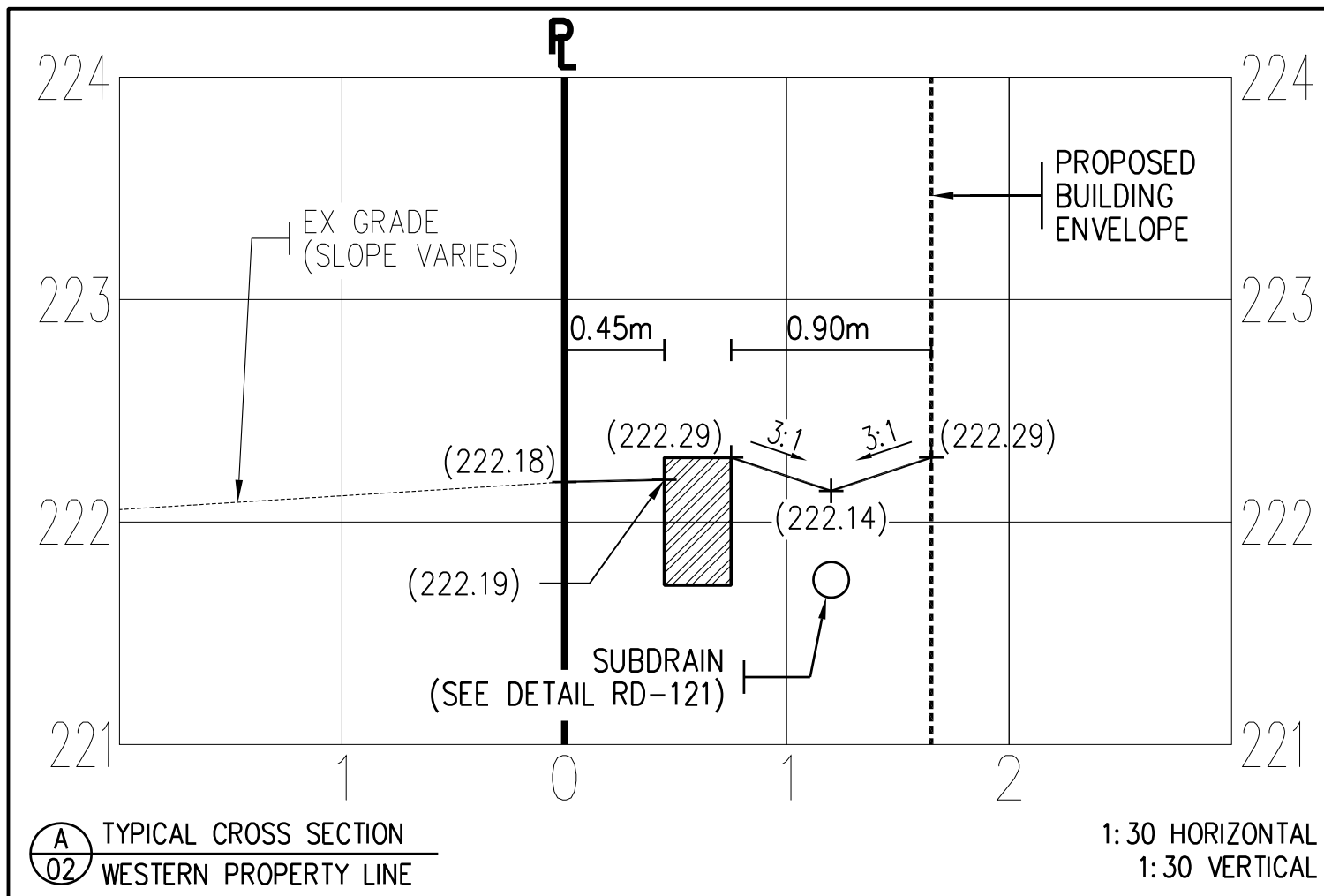
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01-CHIPMAN-GRD-2020-4-27.dwg

LAST SAVED BY:
BRUCE

LAST SAVED DATE:
1/22/2021 11:51 AM

SCALE:
1:150

SHEET No.:
01



KEY MAP:

UPPER LAMB ST

CLANBROOK

LORENZO DR

CHAPMAN AVE

BROOKVIEW DR

ERIC BANK CT

THEODORE DR

STONE CHURCH RD E

FINCHWAY

PROPOSED DEVELOPMENT

NTS

LEGEND:

MINIMUM GARAGE FLOOR ELEVATION (GF123.45)

MINIMUM BASEMENT FLOOR ELEVATION (MB123.45)

PROPOSED MIN. BACK OF HOUSE ELEVATION (H123.45)

FINISHED FLOOR ELEVATION FFE(123.45)

EXISTING ELEVATION 123.45

FUTURE ELEVATION 123.45

PROPOSED ELEVATION (123.45)

SWALE ELEVATION S(123.45)

HIGH POINT ELEVATION HP(123.45)

BOTTOM OF BANK BB(123.45)

BOTTOM OF CURB BC(123.45)

BOTTOM OF RETAINING WALL OR BACK OF SIDEWALK BW(123.45)

TOP OF BANK TB(123.45)

TOP OF CURB TC(123.45)

TOP DEPRESSED OF CURB TDC(123.45)

TOP OF RETAINING WALL TW(123.45)

SANITARY PRIVATE DRAIN S

CONTOUR LINE

SHEET FLOW

SWALE

FENCE

SILT FENCE

HYDRO. POLE OR STREET LIGHT HP • OR • SL

PEDESTAL (BELL AND/OR CABLE)

WHEELCHAIR RAMP AS PER (OPSD 310.030) (DEPRESSED CURB)

SUMP PUMP

WALK OUT

ORDINARY CONSTRUCTION

AIR CONDITIONER

OVERLAND FLOW ROUTE

FOR APPROVALS

No.	DATE	BY	REVISION

BENCHMARK:

TOWNSHIP: WEST FACE, NORTHWEST CORNER OF 89 STONE CHURCH ROAD ON THE SOUTHEAST CORNER OF STONE CHURCH ROAD AND WEST 5th STREET. PLAQUE IS SET ON THE SECOND ROW OF BLOCKS UP FROM THE GROUND 0.50m. IN FROM THE CORNER.

ORTHOMETRIC ELEV: 222.830 m

STAMP:

CONSULTANT:

ENGINEERING LIMITED
URBEX

161 REBECCA STREET
HAMILTON ON, L8R 1B9
TEL 905-522-3328
FAX 905-522-0452
EMAIL info@urbex.biz

MUNICIPALITY:

THE CITY OF HAMILTON

73 CHIPMAN AVENUE PROPERTIES
HAMILTON, ONTARIO

DETAIL PLAN

FILE NAME:
02-CHIPMAN-DETAIL-2020-4-27.dwg

LAST SAVED BY:
BRUCE

SCALE:

LAST SAVED DATE:
1/22/2021 11:57 AM

SHEET No.:

01

**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	
Registered Owners(s)	<div></div>
Applicant(s)*	
Agent or Solicitor	

* 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	Lot 8	Concession	Former Township
Registered Plan N°. 1053	Lot(s)	Reference Plan N°.	Part(s)
Municipal Address 73 Chipman Ave, Hamilton ON L9A2S9			Assessment Roll N°. 070871033400000

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:

There are some underground pipe that run to the back edge of the property

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:
Shivam Rammoonsingh

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

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be Severed:

Frontage (m)	Depth (m)	Area (m² or ha)
30.48 14.60	46.73	142662.258

Existing Use of Property to be severed:

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

Proposed Use of Property to be severed:

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

Building(s) or Structure(s):

Existing: Single Family Dewlling

Proposed: 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)

4.2 Description of land intended to be Retained:

Frontage (m)	Depth (m)	Area (m² or ha)
15.88	46.73	742.04

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: NONE

Proposed: Single Family Dwelling

Type of access: (check appropriate box)

☐ provincial highway

☐ right of way

☐ municipal road, seasonally maintained

☐ other public road

☒ municipal road, maintained all year

Type of water supply proposed: (check appropriate box)

☒ publicly owned and operated piped water system

☐ lake or other water body

☐ privately owned and operated individual well

☐ other means (specify) _____

Type of sewage disposal proposed: (check appropriate box)

☒ publicly owned and operated sanitary sewage system

☐ privately owned and operated individual septic system

☐ other means (specify) _____

4.3 Other Services: (check if the service is available)

☒ electricity

☒ telephone

☐ school bussing

☒ garbage collection

5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Urban Hamilton Official Plan designation (if applicable) Single Family Dwelling/ Residential

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

Land to be severed and the land to be retained both conform to the COH plan in terms of lot size. Both lots will be used for Single Family Dwelling

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" - Urban Protected Residential

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

A provincially significant wetland within 120 metres	<input type="checkbox"/>	NA
A flood plain	<input type="checkbox"/>	NA
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	Car Repair Shop, 350M
An active railway line	<input type="checkbox"/>	NA
A municipal or federal airport	<input type="checkbox"/>	NA

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?
Personal knowledge of the land and information received from previous owner
- 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
- Yes, the application has already been approved once before by COH and Committee of Adjustments, but due to COVID 19 and time constraints, we weren't able to complete the process in the required time. This is a 2nd application for the same exact severance.

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

The PPS calls for more efficient use of land, for sufficient housing and job creation among other things. Once approved, this 2nd lot will add a single family dwelling to the neighborhood and create short term job opportunities for local tradesmen.

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

Severing this lot into 2 will allow for increased housing within the GGH which conforms to the plans laid out.

- 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

Application does conform.

- 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.

File Number - 726-1150 COA File#HM/B-20:11

- 8.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

NO CHANGE. Application was fully approved but due to COVID19 and time constraints all the requirements was not r

- 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 November 1st 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.

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)

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> Agricultural | <input type="checkbox"/> Rural | <input type="checkbox"/> Specialty Crop |
| <input type="checkbox"/> Mineral Aggregate Resource Extraction | <input type="checkbox"/> Open Space | <input type="checkbox"/> Utilities |
| <input type="checkbox"/> 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)

- | | | |
|---|---|-------------------------|
| <input type="checkbox"/> Agricultural Severance or Lot Addition | } | (Complete Section 10.3) |
| <input type="checkbox"/> Agricultural Related Severance or Lot Addition | | |
| <input type="checkbox"/> Rural Resource-based Commercial Severance or Lot Addition | | |
| <input type="checkbox"/> Rural Institutional Severance or Lot Addition | | |
| <input type="checkbox"/> Rural Settlement Area Severance or Lot Addition | | |
| <input type="checkbox"/> Surplus Farm Dwelling Severance from an Abutting Farm Consolidation | | (Complete Section 10.4) |
| <input type="checkbox"/> 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) 14.60	Area (m ² or ha): (from in Section 4.1) 682.258
---	---

Existing Land Use: NONE Proposed Land Use: Residential

b) Lands to be Retained:

Frontage (m): (from Section 4.2) 15.88	Area (m ² or ha): (from Section 4.2) 742.072
---	--

Existing Land Use: Residential Proposed Land Use: Residential

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

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.

As mentioned above, this exact severance application has been fully approved once before. I reached as far as paying \$63,000 security deposit to finalize the severance. However we were not able to finish all the requirements in time. The previous owner started the application, I took over in mid November and was not able to finish by the July deadline. The proposed severance in this application HAS NOT BEEN CHANGE IN ANYWAY from the previous one which was approved. The previous File Number was S726-1150 and the COA File #HM/B20:11. My Corporation also owns 1 property located on 1527-1529 King St E Hamilton.

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.

7th February 2022

Date

Shivam Ramoorsingh

Signature of Owner

