



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-22:24

SUBJECT PROPERTY: 58 Parkside Dr., 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 MHBC Planning – G. Tchisler
Owner Flamborough Power Centre S. Malovic

PURPOSE OF APPLICATION: To permit the conveyance of a parcel of land for future employment development and to retain a parcel of land containing an existing warehouse with offices.

Severed lands:
93.15m[±] x 150m[±] and an area of 1.616ha[±]

Retained lands:
163.19m[±] x 241m[±] and an area of 4.718ha[±]

The Committee of Adjustment will hear this application on:

DATE: Thursday, May 12th, 2022

TIME: 2:45 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

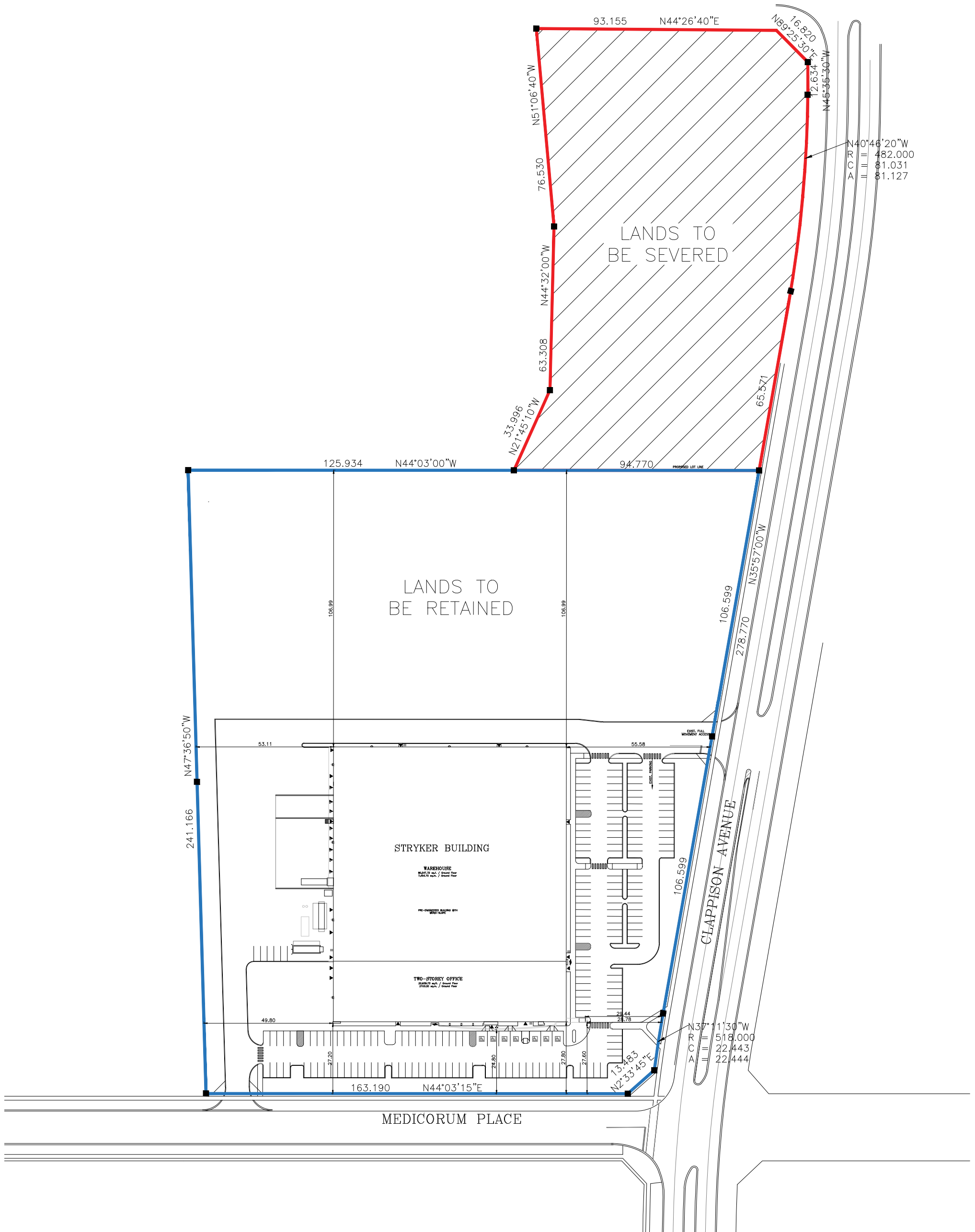
For more information on this matter, including access to drawings illustrating this request:

- 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: April 26th, 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

LEGEND

- Lands to be Severed**
1.616 hectares
3.993 acres
- Lands to be Retained**
4.718 hectares
11.659 acres

Date: February 17, 2022

Scale: 1:1400



58 Parkside Dr,
Hamilton, Ontario

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

204-442 BRANT STREET BURLINGTON, ON, L7R 2G4
P: 905 639 8686 F: 905 761 5589 | WWW.MHBCPLAN.COM

N:\171804 - 58 PARKSIDE DRIVE, WATERLOO\1 - MHBC DOCUMENTS\171804 SEVERANCE SKETCH\2022-02-16.DWG

March 21, 2022

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

Dear Ms. Sheffield:

**RE: Application for Severance
58 Parkside Drive, Waterdown
OUR FILE: 17190X**

On behalf of our client, Flamborough Power Centre Inc., we are pleased to submit an application for consent to sever a parcel of land to create a new lot. The lands subject to the proposed consent application consist of Block 4 in Plan 62M-1270, Part of Lot 12, Concession 3, in the geographic township of East Flamborough, known municipally as 58 Parkside Drive (the "Subject Lands").

The following letter sets out the purpose of the severance and provides a justification for the proposed severance through an assessment of the current Provincial and municipal policy framework. Please find attached the following materials in support of the consent application:

- 1) Consent Application form
- 2) Consent Application fee in the amount of \$2,985 (Fee to be provided under separate cover)
- 3) Severance sketch
- 4) Registered Plan 62M-1270

BACKGROUND

Existing Site

The Subject Lands are approximately 6.334 hectares in area and have 93.15 metres of frontage on Parkside Drive, 394.974 m of frontage on Clappison Avenue, and 163.19 m of frontage on Medicorum Place. The northern portion of the Subject Lands are currently vacant. The southern portion of the Subject Lands, located on the northwest corner of Medicorum Plan and Clappison Avenue, contains a warehouse building with offices for Stryker Medical). There is a surface drainage conveyance along the west lot line of the Subject Lands which conveys drainage from the Parkside Drive right-of-way to the stormwater management pond located south of Medicorum Place. This surface conveyance will be removed once Parkside Drive is urbanized, at which point these flows will be captured by the municipal storm system already installed within Clappison Avenue.

The Subject Lands are located within Draft Plan of Subdivision 25T-201507 which was approved in 2015 for the development of a business park. Registration of the subdivision is being phased with phase 1 being registered in 2021 as Plan 62M-1270. The Subject Lands are identified as Block 4 on Plan 62M-1270.

Surrounding Land Uses

The lands located to the north of the Subject Lands are located outside the Urban Boundary of the City of Hamilton and are zoned Rural (A2), consisting of single detached dwellings and agricultural uses directly across Parkside Drive.

The lands to the east of the Subject Lands are zoned Prestige Industrial (M3) and are currently vacant. These lands represent the future phase of Draft Plan of Subdivision 25T-201507.

The lands located to the south of the Subject Lands are currently vacant with an active Site Plan Control application for a 1 storey manufacturing building with a showroom and office.

The lands located to the west of the Subject Lands currently contain single detached dwellings and agricultural uses. There is an active subdivision application for the lands located at 566 Highway 6. The application is to create 10 blocks, of which 6 blocks will be for a future employment business park, 3 blocks for 0.3 m reserves along Highway 6 North, and 1 block for a 0.3 m reserve along Medicorum Place. The application also creates an internal road that will extend from Medicorum Place.

PROPOSED CONSENT

The proposal seeks to sever the northern portion of the Subject Lands for future office uses. The retained lands will have 163.19 metres of frontage along Medicorum Place. The severed lands will have 93.15 metres of frontage along Parkside Drive. The attached consent sketch describes the retained and severed lots.

	Retained Lot	Severed Lot
Lot Area	4.718 ha	1.616 ha
Lot Frontage	163.19 m	93.15 m
Proposed Use	Stryker Warehouse and Two-storey office building	Office

PLANNING ANALYSIS AND JUSTIFICATION

Planning Act

Section 51(24) of the *Planning Act* requires that regard be had for the following considerations when creating new lots:

- *“the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality;”*

The proposed consent will not impact the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the

municipality. Future uses on the severed lands will be planned and designed in accordance with the applicable legislation, including the Ontario Building Code.

- *“the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;”*

The proposed consent is consistent with the matters of provincial interest listed in Section 2 of the *Planning Act*, including the orderly development of safe and healthy communities.

- *“whether the proposed subdivision is premature or in the public interest;”*

The proposed consent is for the purposes of creating a new lot for a future office development. Lands are within an existing plan of subdivision and have access to existing municipal roads and services. Therefore the proposed consent is not premature and is in the public interest.

- *“whether the plan conforms to the official plan and adjacent plans of subdivision, if any;”*

The retained and severed lots conform to the respective UHOP policies, as discussed below.

- *“the suitability of the land for the purposes for which it is to be subdivided;”*

The retained and severed lots will be of an appropriate size and regular configuration. The retained lands have an existing building, and the severed lot will be used for a future office building to be approved through a Site Plan Control application. The Subject Lands have already been approved for employment uses through the existing Plan of Subdivision.

- *“if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;”*

Not applicable to this application.

- *“the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;”*

The Subject Lands have existing access to the surrounding road network via Parkside Drive and Clappison Avenue to which no changes are proposed.

- *“the dimensions and shapes of the proposed lots;”*

The proposed consent will divide the lands to create a more logical lot fabric. The resulting lots will be regular in shape and have ample frontage onto a public road.

- *“the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;”*

Not applicable to this application.

- *“conservation of natural resources and flood control;”*

There are no identified natural resources of flood control requirements for the Subject Lands.

- *“the adequacy of utilities and municipal services;”*

Utilities and municipal services have been approved and installed as part of the existing Plan of Subdivision.

- *“the adequacy of school sites;”*

Not applicable to this application.

- *“the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;”*

Lands dedications were provided through the existing Plan of Subdivision and none are proposed through this consent application.

- *“the extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy; and ”*

Matters with respect to energy efficiency and conservation would be dealt with through the Site Plan Control and Building Permit process for any future development on site.

- *“the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).”*

The Subject Lands are subject to Site Plan Control for future development and such matters will be dealt with at the stage.

Provincial Policy Statement 2014

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development with the goal of enhancing the quality of life for all Ontarians. The *Planning Act* requires that decisions affecting a planning matter “be consistent with” the policies of the PPS. The proposed consent is consistent with the PPS as it provides, among other things, lots that are of suitable size to support new employment uses, creates investment-ready land and optimizes the long term availability and use of land.

Growth Plan for the Greater Golden Horseshoe 2017

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides a framework for implementing the provincial government’s vision for building stronger, prosperous communities by better managing growth in the Greater Golden Horseshoe. The *Planning Act* also requires that decisions affecting a planning matter “conform with” the Growth Plan. Similar to the analysis above, the proposal conforms with the Growth Plan as it serves to promote more efficient use of existing, vacant and underutilized employment lands and ensuring there is availability of suitably sized development parcels in appropriate location to accommodate a variety of employment uses.

Urban Hamilton Official Plan

The Subject Lands are designated “Business Park” in Urban Hamilton Official Plan (“UHOP”) Volume 1.

The Business Park designation permits business and economic activities such as manufacturing, research and development, transportation terminals, building supply establishments, warehousing, offices, and communication establishments. (E5.4).

The UHOP contains policies that outline conditions which must be met when creating new lots. The following specific policies are provided for Employment Areas

“F.1.14.3.5 Consents for new lot creation for both the severed and retained lands for employment uses in the Employment designation shall be permitted provided the following conditions are met:

“a) The lots comply with the policies of this Plan including secondary plans, where one exists;”

The retained and severed lots comply with the Business Park designations of the UHOP by facilitating the development of a future office use.

“b) The lots are in conformity with the Zoning By-law or a minor variance is approved;”

The retained portion of the Subject Lands are currently zoned General Business Park (M2) in Zoning By-law 05-200. The M2 zone permits a variety of industrial and employment uses, including manufacturing and warehouse uses.

The severed portion of the Subject Lands are currently zoned Prestige Business Park (M3) with Special Exception 437 in Zoning By-law 05-200. The site specific M3 zone permits a variety of employment uses, including manufacturing, office, and warehouse uses. Exception 437 permits a fitness club and a medical clinic.

As per the table below, the severed and retained lots conform with the lot frontage and area requirements of the in-effect zoning. Other aspects of zoning conformity for the proposed office use will be determined through detailed design at the Site Plan Approval stage.

	Required	Provided (Retained)	Provided (Severed)
Minimum Lot Frontage	4.5 m	163.19 m	93.15 m
Minimum Lot Area	4000 m ²	4.718 ha	1.616 ha

"c) The lots are fully serviced by municipal water and wastewater systems; and,"

The Subject Lands have access to existing municipal water and wastewater systems that were installed within Clappison Avenue through the existing Plan of Subdivision.

"d) The lots have frontage on a public road."

The retained parcel will retain 163.19 m of frontage on Medicorum Place and 235.63 m of frontage on Clappison Avenue. The severed parcel will have 93.15 m of frontage on Parkside Drive, and 159.33 m of frontage on Clappison Avenue.

As per the above analysis, the proposed consent application conforms with the consent policies of the UHOP.

CONCLUSION

Based on the above analysis, the proposed consent conforms with the current policy and regulatory framework. The proposed consent will maintain the existing uses on the retained lands, and enable future development of an office use on the severed lands, in accordance with the permissions of the Urban Hamilton Official Plan and Zoning By-law.

Please do not hesitate to contact us should you have any questions.

Yours truly,
MHBC



Gerry Tchisler, MPL, MCIP, RPP
Associate



Nicole Mastantuono
Planner



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 Owner
 Applicant Agent/Solicitor

2 LOCATION OF SUBJECT LAND Complete the applicable lines

2.1 Area Municipality Waterdown	Lot 12	Concession 3	Former Township East Flamborough
Registered Plan N°. 62M-1270	Lot(s) 4	Reference Plan N°.	Part(s)
Municipal Address 58 Parkside Drive	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
- 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:

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)
93.15 m	150 m (approx.)	1.616 ha

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) Future employment development
- Industrial
- Agricultural-Related
- Commercial
- Vacant

Building(s) or Structure(s):

Existing: n/a

Proposed: Future employment development

Existing structures to be removed: n/a

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) 163.19 m	Depth (m) 241 m (approx.)	Area (m ² or ha) 4.718 ha
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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) Warehouse and offices
- 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: Warehouse with offices

Proposed: _____

Existing structures to be removed: n/a

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): Business Park

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

The application conforms with the policies in the Urban Hamilton Official Plan. Section F.1.14.3.5 of the Official Plan has been reviewed, and the application complies with the policies within the Business Park designation and the City of Hamilton Zoning By-law 05-200.

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? General Business Park (M2) and Prestige Business Park (M3) with Special Exception 437

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"/>	50 m (agricultural fields)
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"/>	50 m (manufacturing/warehouse/office)
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's knowledge of the subject property.

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

See below.

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

Yes No (Provide explanation)

See attached justification letter.

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

Yes No (Provide explanation)

See attached justification 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

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.

Plan of Subdivision 25T-201507, 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.

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 2003 / 2004

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 25T-201507 Status Approved

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)

- 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):
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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)
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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.

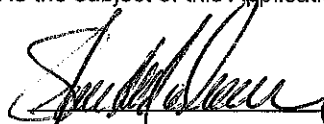
Various parcels throughout Hamilton including: Blocks 1, 3, 4 and 7 in Plan 62M-1270, 74 Parkside Drive and the unregistered portions of Draft Plan of Subdivision 25T-201507

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.

March 16, 2022

Date


Signature of Owner