



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221, 3935

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Consent/Land Severance

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

APPLICATION NO.:	HM/B-22:31	SUBJECT PROPERTY:	58 DUNDURN STREET N HAMILTON
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APPLICANTS: Agent WEBB Planning Consultants
Owner The Roman Catholic Episcopal Corporation of the Diocese of Hamilton

PURPOSE & EFFECT: To permit the conveyance of a parcel of land containing an existing 2 storey building and to retain a parcel of land containing an existing 2 storey brick building and brick church. It is proposed that only the existing breezeway will be removed.

	Frontage	Depth	Area
SEVERED LANDS:	27.5 m [±]	31.9 m [±]	904 m ^{2±}
RETAINED LANDS:	26.5 m [±]	31.9 m [±]	826 m ^{2±}

Associated Planning Act File(s): This application will be heard in conjunction with Minor Variance Application HM/A-22:129

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	Thursday, May 26, 2022
TIME:	2:15 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

HM/B-22:31

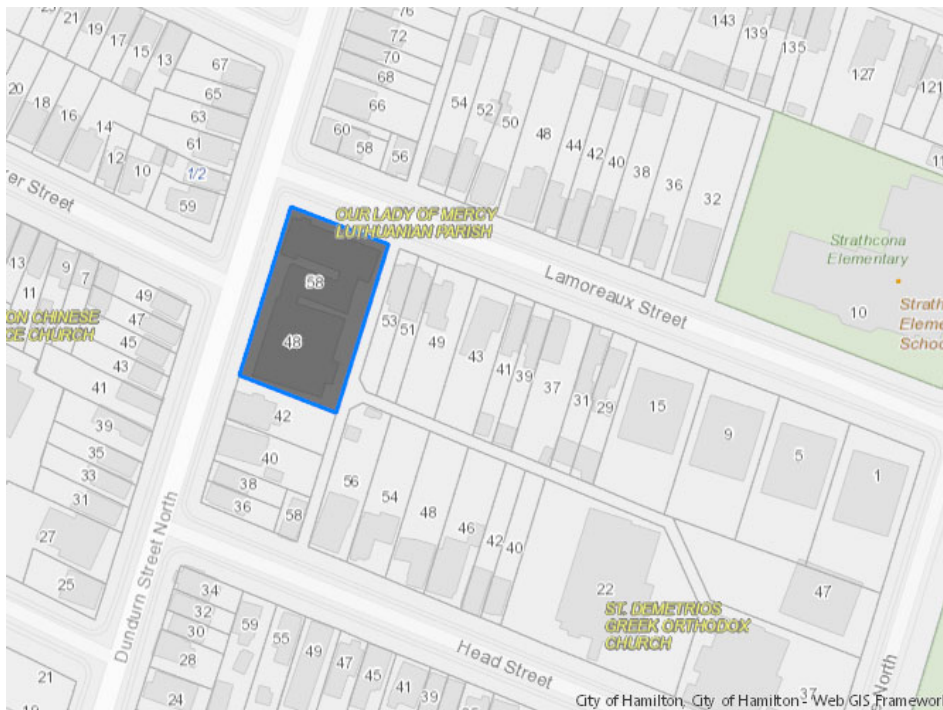
For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Email Committee of Adjustment staff at cofa@hamilton.ca
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935

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.



 **Subject Lands**

DATED: May 10, 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, and may include posting electronic versions..

HM/B-22:31

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of The City of Hamilton Committee of Adjustment by email at cofa@hamilton.ca or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.



Hamilton

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E-mail: cofa@hamilton.ca

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon two days before the Hearing.**

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All comments received by noon two business days before the meeting will be forwarded to the Committee members.

Comments are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeefadjustment

Oral Submissions During the Virtual Meeting

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. **Interested members of the public must register by noon the day before the hearing.**

To register to participate by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221. The following information is required to register: Committee of Adjustment file number that you wish to speak to, the hearing date, name and address of the person wishing to speak, if they will be connecting via phone or video, and if applicable the phone number they will be using to call in. A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

All members of the public who register will be contacted by Committee Staff to confirm details of the registration prior to the Hearing and provide an overview of the public participation process.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

SKETCH FOR LAND DIVISION
 OF
LOTS 4, 5, 6 & 7
REGISTERED PLAN 359
 IN THE
CITY OF HAMILTON

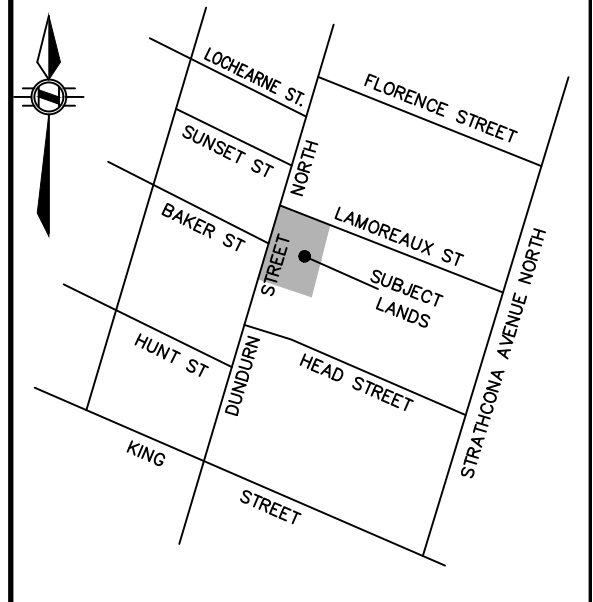
SCALE 1:150 METRIC



S.D. McLAREN, O.L.S. - 2021

CAUTION

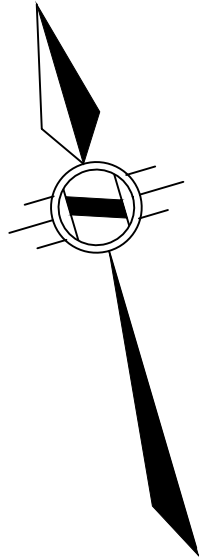
- A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK
- B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©



KEY MAP - NOT TO SCALE

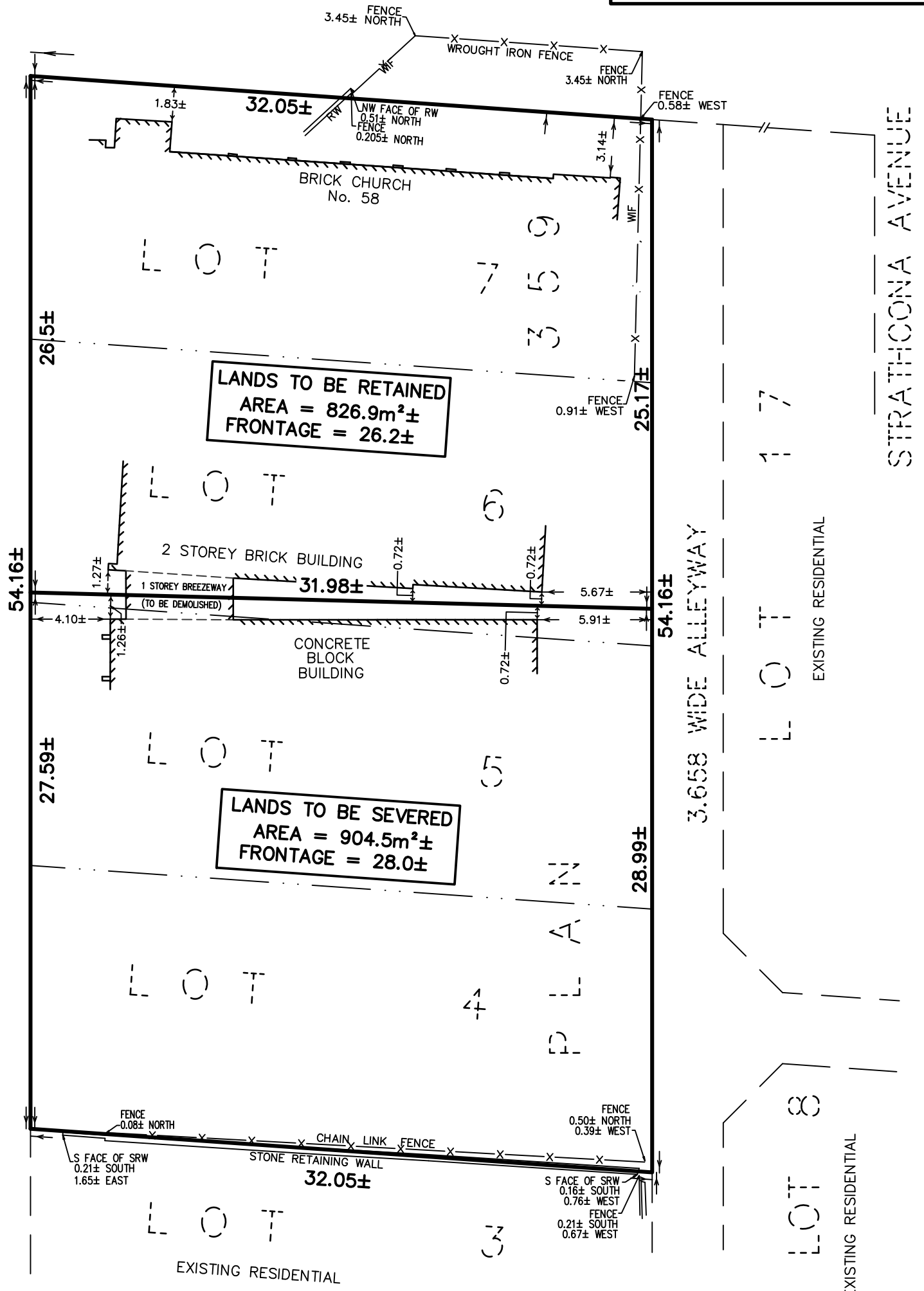
LAMOREAUX STREET

(BY PLAN 359) (20.117m WIDE)



DUNDURN STREET NORTH

(ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 18 & 19)
 (WIDTH VARIES)



LANDS TO BE RETAINED
 AREA = 826.9m²±
 FRONTAGE = 26.2±

LANDS TO BE SEVERED
 AREA = 904.5m²±
 FRONTAGE = 28.0±

NOVEMBER 17, 2021
 DATE

NOTE:

DISTANCES SHOWN ON THIS PLAN ARE DERIVED FROM A PLAN BY A.T. McLAREN, O.L.S. DATED MAY 11, 2021 FILE No. 36634

METRIC NOTE:

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



A.T. McLaren Limited
 LEGAL AND ENGINEERING SURVEYS

69 JOHN STREET SOUTH, SUITE 230
 HAMILTON, ONTARIO, L8N 2B9
 PHONE (905) 527-8559 FAX (905) 527-0032

Drawn KM	Checked RBM	Crew Chief DW	Scale 1:150	Dwg.No. 36634-LDC
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April 7, 2022

City of Hamilton
Committee of Adjustment
Economic Development & Planning Department
71 Main Street West
Hamilton ON L8P 4Y5

Attention: Ms. Jamila Sheffield,
Secretary Treasurer

Dear Ms. Sheffield,

Re: Application for Consent and Minor Variance
58 Dundurn Street North, City of Hamilton

WEBB Planning Consultants are retained by the Roman Catholic Episcopal Corporation of the Diocese of Hamilton (The Diocese) to provide land use planning services in connection with their property located at 58 Dundurn Street North, City of Hamilton.

The subject lands are located in the Strathcona Neighbourhood of the former City of Hamilton and in use as a place of worship. As illustrated by the accompanying Sketch Plan, the property has 54 metres of frontage on Dundurn Street North and flankage of 32 metres on Lamoreaux Street, the rear of the property abuts a 3.6 metre wide municipal laneway. The total site area is 1,730 square metres.

The subject property is presently developed with two principal buildings connected by a single storey breezeway, the northerly portion occupied with the principal church building and the southerly portion a more recent contemporary addition that comprises meeting rooms and offices. The existing buildings are not included in the City's Registry of Built Heritage resources, either as Designated or Inventoried Properties.

As part of a disposition strategy, The Diocese intends to sever the subject property, retaining the original church building and selling the southerly portion. The demarcation point for the proposed property boundary is centered on the existing vacant space between the two buildings, the existing breezeway to be demolished to create an unobstructed separation. The minimum separation distance of 1.44 metres does create a conflict with the current Zoning Regulations that would otherwise require a minimum interior side yard setback of 1.2 metres from the new property line, a combined separation of 2.4 metres between the two buildings.

The proposed severance has been considered having regard for the matters outlined in Section 51(24) of the Planning Act. It is our opinion that a Plan of Subdivision is not required for proper and orderly development as the lands abut an existing municipal street and appropriate municipal services are existing. As documented below, the proposal

conforms to the Official Plan, the lands are developed for permitted uses and the property does not contain natural or cultural resources, or flood hazards. It is our opinion that the proposal is consistent with the relevant sections of the Planning Act.

Policies for the Division of Land are outlined in Section F.1.14 of the Urban Hamilton Official Plan (UHOP). Specific to Lot Creation within the Neighbourhoods Designation, Consents for new lot creation shall be permitted provided the following conditions are met:

- a) The lots comply with the Policies of the Plan, including Secondary Plans where one exists;
- b) The lots comply with existing Neighbourhood Plans;
- c) The lots are in conformity with the Zoning By-law or a minor variance is approved;
- d) The lots reflect the general scale and character of the established development pattern in the surrounding area by taking into consideration lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview;
- e) The lots are fully serviced by municipal water and wastewater systems; and,
- f) The lots have frontage on a public road.

We have considered the above criteria in the context of both the lands to be severed and retained and in our opinion the proposal conforms in all regards.

The existing use of the property complies with the applicable Policies for development within the Neighbourhoods designation of the Urban Hamilton Official Plan (UHOP).

The Strathcona Neighbourhood Plan was adopted by City Council in August 1972 and designates the subject property as Civic & Institutional, recognizing the established use of the property. The City adopted the Strathcona Secondary Plan in June 2021 as amendment No. 11 to the UHOP, setting out detailed land use Policies to guide development. The Secondary Plan designates the subject property as Institutional, the existing uses and scale of development comply with the applicable Policies.

The subject lands are presently Zoned as "D" District – Urban Protected Residential, one and Two Family Dwellings by the former City of Hamilton Zoning By-law 06593. As the use was lawfully established in accordance with the Regulations of the Zoning By-law both the use and the location of the buildings on the existing lot are deemed to comply – the use is permitted pursuant to Section 3.3 of the By-law (Certain Uses Not Restricted) and no on-site parking is required for Public Uses (Church).

As a result of the proposed severance, a new internal property line is created which would require a building setback of 1.2 metres. Based on the existing built condition, it is not

possible to meet this requirement and a Minor Variance is necessary to obtain final approval of the proposed severance. The following discussion sets out the rationale in support of the Variance.

The relatively small size and configuration of the severed and retained parcels are in general compliance with the prevailing character of the surrounding area which is predominantly single detached dwellings. Aside from separating the property into two parcels, the applications recognize the existing conditions and do not propose any development of the lands.

The two parcels will continue to have frontage on Dundurn Street South with the retained parcel also having flankage onto Lamoreaux Street. The parcels also have frontage onto the existing municipal laneway to the rear which provides further opportunity for site access. There are full municipal services available within the abutting road allowances including municipal water and wastewater services.

On the basis of the above discussion, it is our opinion that the proposed Consent conforms to the applicable Lot Creation Policies of the UHOP.

As summarized below, the proposed Variance has been considered in the context of the four tests outlined by Section 45 (1) of the Planning Act and in our opinion, complies in all respects. The following discussion evaluates the proposal having regard to these tests:

The Variance has been considered in the context of the Official Plan and in our opinion maintains the general purpose and intent.

The subject lands are designated as Neighbourhoods by Volume 1 of the UHOP and Institutional by the Strathcona Secondary Plan.

The form and scale of development is permitted by the Secondary Plan Policies and represents an appropriate form of development at a location within the central area of the City, in close proximity to housing, transit and the expansive range of service, entertainment and employment uses.

The Variance has been considered in the context of the Zoning By-law and in our opinion maintains the general purpose and intent.

As noted above, the subject lands are presently Zoned as “D” District – Urban Protected Residential, one and Two Family Dwellings by the former City of Hamilton Zoning By-law 06593. As the use was lawfully established in accordance with the Regulations of the Zoning By-law both the use and the location of the buildings on the existing lot are deemed to comply.

As a result of the proposed severance, a new internal property line is created which would require a building setback of 1.2 metres. Based on the existing built condition, it is not

possible to meet this requirement and a Minor Variance is necessary to recognize minimum setbacks of 0.72 metres for a combined separation between the two buildings of 1.44 metres.

To ensure the general purpose and intent of the setback Regulation is maintained it is anticipated that a Condition of Approval for the Consent Application will require the completion of a Limiting Distance Calculation. The Calculation will confirm the available building separation meets the requirements of the Building Code and identify any required mitigation.

The Variance is Minor.

The appropriate test to establish that the Variances are minor is to consider if any adverse or negative impacts arise from the development. It is our opinion that the Variances do not permit an over-intensification of the site or reduction in the performance criteria that are otherwise intended to provide for the appropriate scale of development. The Limiting Distance calculation referenced above will ensure public health and safety are addressed.

The proposed development is desirable for the appropriate development of the lands.

It is our opinion that the Variance will provide for the desirable and appropriate development of the lands. The site has a limited area and the existing built Condition necessitates minor relief from typical standards. The Variance effectively recognizes an existing condition, the pending sale of the severed lands, that are presently underutilized, creates an opportunity for appropriate adaptive re-use of the existing building or redevelopment in keeping with the evolving character of the neighbourhood.

In summary, it is our opinion that the Variance required to implement the proposal meets the four tests of the Planning Act and will provide for creation of a separate parcel for continued institutional uses or possible redevelopment in keeping with the established planning policy framework.

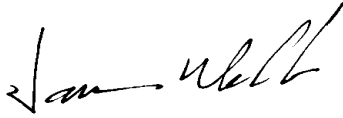
In keeping with the City's requirements for the submission of an Application for Minor Variance and Consent we are submitting the following materials in addition to this cover letter:

- Application for Minor Variance, fully executed;
- Application for Consent, fully executed;
- Combined Application Fee of \$6,450.00 payable to the City of Hamilton;
- Sketch Plan prepared by A. T. McLaren;

We trust that you will find the enclosed materials complete and suitable for the purpose of processing these Applications. Please contact our office immediately should you have any questions or require additional information in support of this submission.

Yours truly,

WEBB Planning Consultants Inc.

A handwritten signature in black ink, appearing to read "James Webb", written in a cursive style.

James Webb, MCIP, RPP

cc: The Roman Catholic Episcopal Corporation of the Diocese of Hamilton



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 City of Hamilton	Lot	Concession	Former Township City of Hamilton
Registered Plan N°. Reg. Plan 359	Lot(s) 4, 5, 6 & 7	Reference Plan N°.	Part(s)
Municipal Address 58 Dundurn Street North			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:

[Empty box for describing easement or covenant]

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:

To be determined

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

N/A

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be Severed (lease, easement, charge etc.):

Frontage (m)	Depth (m)	Area (m ² or ha)
27.5 m	31.9 (irregular)	904 sq. m

Existing Use of Property to be severed:

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

Proposed Use of Property to be severed:

- Residential
- Agriculture (includes a farm dwelling)
- Other (specify) No change - lands proposed to be sold
- Industrial
- Agricultural-Related
- Commercial
- Vacant

Building(s) or Structure(s):

Existing: 2 storey building

Proposed: No Changes proposed

Existing structures to be removed: remove breezeway connection to retained lands

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) 26.5	Depth (m) 31.9 m (irregular)	Area (m ² or ha) 826 sq. m
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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) Institutional - church
- Industrial
- Agricultural-Related
- Commercial
- Vacant

Proposed Use of Property to be retained:

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

Building(s) or Structure(s):

Existing: 2 storey brick building and brick church

Proposed: no changes proposed

Existing structures to be removed: remove existing breezeway connection to severed lands

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): _____

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

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

Current uses are permitted by the Neighbourhoods Designation, proposed severance of surplus lands creates opportunity for appropriate infill development within an established neighbourhood and lands having full municipal services

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" District, City of Hamilton Zoning By-law 06593

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) Institutional

- 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?
 Site inspection, discussion with 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

See discussion below re: PPS

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

Yes No (Provide explanation)

Property is within Settlement Area boundary, full municipal services available, opportunity for appropriate intensification, no conflicts with natural or cultural heritage resources

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

Yes No (Provide explanation)

Property within Built up area of settlement area, redevelopment of severed parcel can contribute to appropriate intensification and minimum intensification targets at a location that is transit supportive and efficiently use of existing infrastructure

- 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?

~~September 22, 1964~~

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 - tbd

Status Submitted concurrent with Conser

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):
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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)
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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)
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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)
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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.

Please refer to accompanying cover letter prepared by WEBB Planning Consultants

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.

APRIL 4TH, 2022
Date

Joseph C. Coskryll
Signature of Owner