



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-22:40	SUBJECT PROPERTY:	289 STONE CHURCH ROAD E HAMILTON
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APPLICANTS: Agent MHBC – T. Hawkins
Owner Bethel Hamilton – G. Kivell

PURPOSE & EFFECT: To permit the conveyance of a vacant parcel of land and to retain a parcel of land containing and existing church and 2 dwellings (to remain)

	Frontage	Depth	Area
SEVERED LANDS:	19.82 m [±]	396.29 m [±]	3.41 ha [±]
RETAINED LANDS:	197.80 m [±]	205.94 m [±]	4.83 ha [±]

Associated Planning Act File(s):

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, June 23, 2022
TIME:	2:10 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

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

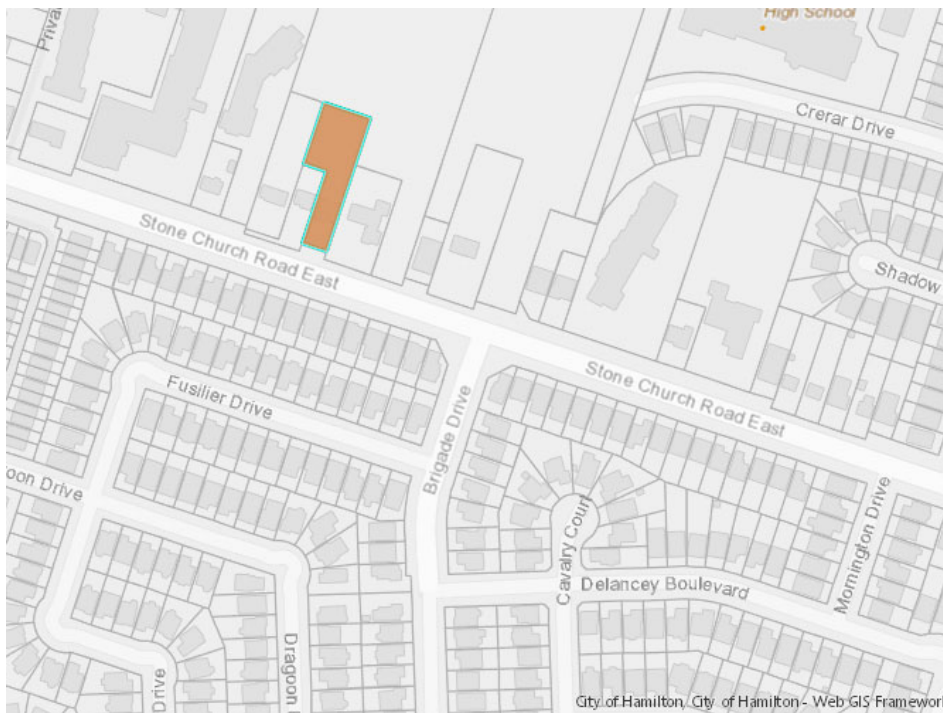
- Visit www.hamilton.ca/committeeofadjustment

- 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: June 7, 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-22:40

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

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

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.

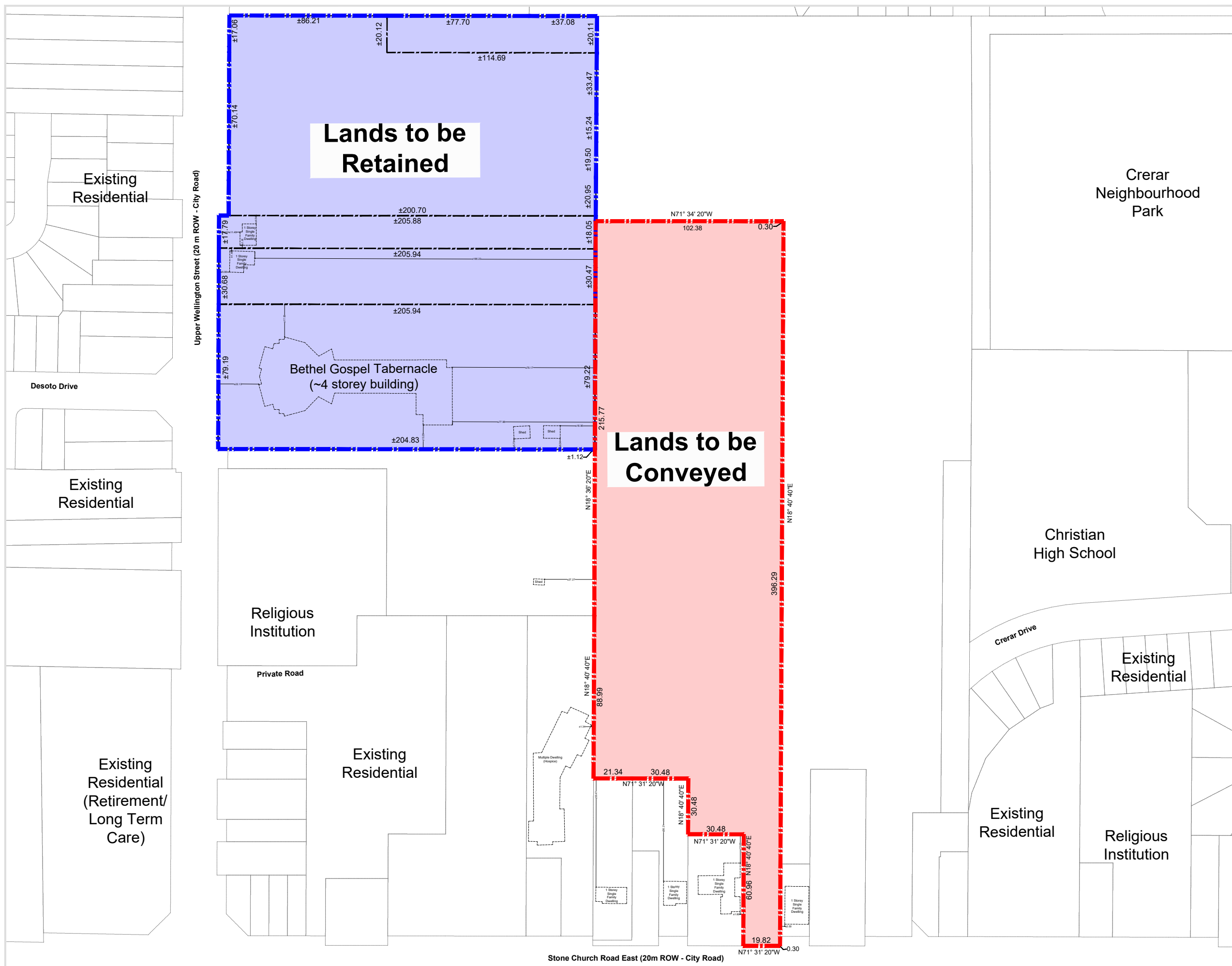
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly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

Proposed Consent Plan

PART LOT 12, CONCESSION 7
 GEOGRAPHIC TOWNSHIP OF BARTON
 CITY OF HAMILTON
 REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

LEGEND

-  Lands to be Retained
± 48,265.0m² (4.83ha)
-  Lands to be Conveyed
± 34,149.5 m² (3.41ha)
-  Lands Owned by Beth Gospel
Tabernacle (Hamilton)
Incorporated
-  Adjacent Existing Buildings



Notes:

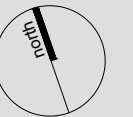
- For conceptual purposes only
- Existing buildings' locations are estimated
- Adjacent property dimensions are approximate
- Building Footprints (c) City of Hamilton Open Data, 2022
- Parcels (c) Teranet Land Information Services Inc. and its licensors, 2019

DATE: April 28, 2022

FILE: 22159A

SCALE: 1:2,000

DRAWN: CF



K:\22159A - 289 STONE CHURCH RD HAMILTON\SEVERANCE SKETCH\SITESKETCH_28AP2022_V2.DWG

May 5, 2022

Jamila Sheffield
Secretary-Treasurer
Committee of Adjustment
Planning and Economic Development
5th Floor, City Hall
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Jamila Sheffield,

**RE: 289 Stone Church Road East – Consent to Sever Application
OUR FILE 22159A**

On behalf of our client, Bethel Gospel Tabernacle (Hamilton) Inc., MHBC Planning is pleased to submit a Consent Application to sever the property located at 289 Stone Church Road East, in Hamilton. Bethel Gospel Tabernacle owns six properties with frontage on Upper Wellington Street and Stone Church Road East (the Subject Lands). The Subject Lands were merged on title, and consist of the following properties:

- Municipally known as 1355 Upper Wellington Street; legally known as Part Lot 12, Concession 7 Barton, as in CD179656, City of Hamilton;
- Municipally known as 1349 Upper Wellington Street; legally known as Part Lot 12, Concession 7 Barton, as in CD216543, City of Hamilton;
- Municipally known as 1347 Upper Wellington Street; legally known as Part Lot 12, Concession 7 Barton, as in CD66870, City of Hamilton;
- Municipally known as 1339 Upper Wellington Street; legally known as Part Lot 12, Concession 7 Barton, as in VM58383, City of Hamilton;
- Municipally known as 1321 Upper Wellington Street; legally known as Part Lot 12, Concession 7 Barton, being Part 1 On 62R-10159, City of Hamilton; and
- Municipally known as 289 Stone Church Road East; legally known as Part Lot 12, Concession 7 Barton, Part 1 and 2 on Registered Plan 62R12447, City of Hamilton.

The purpose of the application is to sever and convey a portion of lands (identified as 'Lands to be Conveyed' on the Consent Plan prepared by MHBC Planning Ltd.) to 2381791 Ontario Inc. in Trust. The property to be conveyed was previously under separate ownership and was merged with adjoining parcels when it was acquired in 2005. The remainder of the lands (identified as 'Lands to be Retained') are proposed to be retained by the current property owner. The retained lands meet the existing zoning requirements. No development is proposed for the severed lot at this time; the severed lands will be the subject of a future Planning Act approval.

Planning Framework

The subject lands are designated 'Neighbourhoods' and 'Open Space' in the Urban Hamilton Official Plan (UHOP) on Schedule E-1. The Neighbourhoods designation permits a range of residential uses, as well as supporting uses (including institutional uses) intended to serve local residents. The Open Space designation permits a number of recreational uses, however Policy C.3.3.6 notes: "Where land is designated Open Space and is under private ownership, it is not intended this land shall necessarily remain so indefinitely, nor shall the Plan be construed as implying these areas are free and open to the general public or shall be purchased by the City." The subject lands are not located within a Secondary Plan Area.

The subject lands are zoned 'Major Institutional (I3) Exception 8' in the City of Hamilton's Comprehensive Zoning By-law No. 05-200; and 'Agricultural District (AA)' and 'Urban Protected Residential (C)' in the Former City of Hamilton Zoning By-law 6593. The I3 zone permits a number of institutional uses including Places of Worship and Recreation. Exception 8 provides special provisions from the parent I3 zone, including the number of dwelling units permitted and minimum lot frontage. The AA zone permits hospitals, a private stable, urban farms, and community gardens. The C zone permits residential uses such as a single family home, institutional uses such as a day nursery, and public uses, such as a school or library. No changes to the Zoning Bylaw are proposed as a result of this application.

Consent to Sever Application

The lands were previously separate, but merged in title when they were acquired by Bethel Gospel Tabernacle. The intent of the consent application is to re-create the separate lot that fronts on Stone Church Road. The severed lands would be available for separate development, independent of the Bethel Gospel Tabernacle lands. Any development of the severed lands would be under a separate application, in the future, advanced by the new owner of those lands.

In support of our application, please find enclosed:

- One (1) copy of the application form;
- One (1) copy of the Proposed Consent Plan; and

The owner, Bethel Gospel Tabernacle (Hamilton) Inc. is paying the required fee of \$2,985.00 separately.

We trust that this information is sufficient for the application to be heard at the next available Committee of Adjustment hearing. If you have any questions or require any additional information, please kindly contact the undersigned.

Yours truly,

MHBC

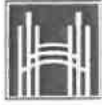


Trevor Hawkins, BSc, M.PL, MCIP, RPP
Partner



Scott Borden, BCD, MCIP, RPP
Planner

cc. *Graham Kivell, Bethel 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*	2381791 Ontario Inc. in Trust	
Registered Owners(s)	Bethel Hamilton c/o Graham Kivell	
Applicant(s)**	MHBC Planning Ltd. c/o Trevor Hawkins	
Agent or Solicitor	Ross & McBride LLP c/o Thomas Lazier	

***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 Hamilton	Lot Part Lot 12	Concession 7 Barton	Former Township Hamilton
Registered Plan N°. See cover letter for legal des.	Lot(s)	Reference Plan N°.	Part(s)
Municipal Address 289 Stone Church Road East (consent parcel)			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:

2381791 Ontario Inc. in Trust

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)
19.82	396.29	3.41 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) _____
- Industrial
 Agricultural-Related
- Commercial
 Vacant

Building(s) or Structure(s):

Existing: N/A

Proposed: None.

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)	Depth (m)	Area (m ² or ha)
197.80	205.94	4.83 ha

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: One church, two dwellings

Proposed: No changes are 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): _____

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods and Open Space

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

The retained lands are institutional which conforms to the Neighbourhood Designation policies of the of Urban Official Plan.

No uses are currently proposed on the severed lands. The severed lands will likely be the subject of future Planning Act approvals.

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? Major Institutional (I3) Exception 8 (Zoning By-law No. 05-200) and 'Agricultural District (AA)' and 'Urban Protected Residential (C)' (Zoning By-law 6593)

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard*	<input type="checkbox"/>	
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	
A provincially significant wetland within 120 metres	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	

*Complete MDS Data Sheet if applicable

6 PREVIOUS USE OF PROPERTY

- Residential Industrial Commercial
 Agriculture Vacant Other (specify)

- 6.1 If Industrial or Commercial, specify use _____
- 6.2 Has the grading of the subject land been changed by adding earth or other material, i.e., has filling occurred?
 Yes No Unknown
- 6.3 Has a gas station been located on the subject land or adjacent lands at any time?
 Yes No Unknown
- 6.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
 Yes No Unknown
- 6.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
 Yes No Unknown
- 6.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or biosolids was applied to the lands?
 Yes No Unknown
- 6.7 Have the lands or adjacent lands ever been used as a weapons firing range?
 Yes No Unknown
- 6.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?
 Yes No Unknown
- 6.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?
 Yes No Unknown

- 6.10 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?
 Yes No Unknown
- 6.11 What information did you use to determine the answers to 6.1 to 6.10 above?

Historical air photos and owner knowledge.
- 6.12 If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.
 Is the previous use inventory attached?
 Yes No

7 PROVINCIAL POLICY

- 7.1 a) Is this application consistent with the Policy Statements issued under subsection of the *Planning Act*? (Provide explanation)
 Yes No

The retained and severed lands make efficient use of existing land, infrastructure and services. The severed parcel provides an opportunity for the eventual development of an underutilized parcel which is consistent with Provincial Policy.
- b) Is this application consistent with the Provincial Policy Statement (PPS)?
 Yes No (Provide explanation)

The retained and severed lands make efficient use of existing land, infrastructure and services. The severed parcel provides an opportunity for the eventual development of an underutilized parcel which is consistent with Provincial Policy.
- c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?
 Yes No (Provide explanation)

The subject lands are located within the urban boundary and have full municipal services. The eventual development of the severed parcel contributes to the intensification targets and therefore conforms to the policies of the Growth Plan.
- 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.

B-72:194 - decision unknown.

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?

April 5, 2005

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)

- 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)

- | | | |
|---|---|-------------------------|
| <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)	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)
----------------------------------	---

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.

The property which is the subject matter of the consent application was previously under separate ownership and was merged with adjoining parcels when it was acquired in 2005.

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.

May 4 / 2022
Date


Signature of Owner