



May 18, 2022

275-18

Via Delivered & Email

Ms. Jamila Sheffield
Secretary-Treasurer, Committee of Adjustment

71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Sheffield,

**RE: 389, 391 & 427 Limeridge Road East, Hamilton ON
Consent to Sever Applications**

RECEIVED
MAY 19 2022
CITY OF HAMILTON



UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has been retained to act as the authorized planning consultant for Wilson St. Ancaster Inc., as the applicant, who have entered into a Purchase and Sale Agreement to the purchase of the severed portion of the subject lands from the Jewish Congregation Anshe Sholom (JCAS).

The site is located at the southeast corner of Limeridge Road East and Kingfisher Drive, encompassing municipal addresses 389, 391 & 427 Limeridge Road East (“subject lands”) in the City of Hamilton. The lands are designated Neighbourhoods on Schedule E-1 – Urban Land Use Designation in the Urban Hamilton Official Plan. Additionally, the lands reside within the “I1” Neighbourhood Institutional Zone in the City of Hamilton Zoning By-law No. 05-200.

The current use of the subject lands is that of an active cemetery, however the cemetery is only registered on “Part 1” of the enclosed draft Reference Plan. “Part 2 & 3”, which is the subject of this consent application, comprises surplus lands which remain vacant.

On April 13, 2022, Council for the City of Hamilton passed By-law No. 22-084 as a housekeeping amendment to Zoning By-law No. 05-200. This By-law changed the zoning of the lands from the form Agricultural Zone of By-law No. 6593 to a site specific Neighbourhood Institutional (I1, 776) Zone in By-law No. 05-200. The site specific 776 exception permits a cemetery as a permitted use in addition to the other Neighbourhood Institutional 1 permitted uses that include educational establishments, places of worship, retirement homes as well as single and semi-detached dwellings.

Purpose of this Application

The purpose of the Consent to Sever applications is to divide a 0.5 ha parcel which is proposed to be severed from a larger portion of land into 20 new lots fronting onto both Limeridge Road East and Kingfisher Drive. To facilitate the proposed severances, 10 Consent to Sever applications are required. The severances are illustrated in the enclosed Severance Sketches, and expressed within the following table:

Table 1: Overview of proposed site alterations via attached Consent Agreements

Consent #	Lands to be Retained (1)		Lands to be Retained (2)		Lands to be Severed	
	Frontage	Area	Frontage	Area	Frontage	Area
1	175.86 m	4,445.55 m ²	8.96 m	265.84 m ²	7.96 m	246.27 m ²
2	159.94 m	3,958.04 m ²	7.96 m	244.64 m ²	7.96 m	242.92 m ²
3	112.23 m	3,406.95 m ²	37.30 m	311.73 m ²	7.96 m	239.35 m ²
4	96.31 m	2,916.40 m ²	7.96 m	240.18 m ²	7.96 m	240.22 m ²
5	80.39 m	2,438.25 m ²	7.96 m	242.62 m ²	7.96 m	242.62 m ²
6	64.47 m	1,953.01 m ²	7.96 m	242.62 m ²	7.96 m	242.62 m ²
7	48.55 m	1,467.76 m ²	7.96 m	242.62 m ²	7.96 m	242.62 m ²
8	32.63 m	982.52 m ²	7.96 m	242.62 m ²	7.96 m	242.62 m ²
9	24.67 m	739.90 m ²	7.96 m	242.62 m ²	7.96 m	242.62 m ²
10	8.75 m	254.66 m ²	7.96 m	242.62 m ²	7.96 m	242.62 m ²

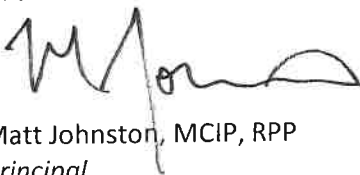
As proposed, the resulting 20 lots exceed the Neighbourhood Institutional "I1" Zoning By-law requirements for both lot area and lot frontage. Based on this, the application represents good land use planning and satisfies Section 53(1) of the *Planning Act*, R.S.O. 1990, as amended, as a plan of subdivision is not necessary for the proper and orderly development of the subject lands.

In support of this application, please find enclosed the following:

- One (1) copy of the Survey Plan prepared by A.T. McLaren;
- One (1) copy of the draft Purchase and Sale Agreement authorizing Wilson St. Ancaster Inc. to submit Consent to Sever application Nos. 1-10;
- One (1) copy of the overall Sketch prepared by UrbanSolutions;
- Ten (10) completed and signed Consent to Sever application forms, one for each proposed severance;
- Ten (10) Severance Sketches, one for each proposed severance, prepared by UrbanSolutions; and,
- Ten (10) cheques in the amount of **\$2,985.00** each, one for each proposed severance, made payable to the City of Hamilton.

We trust the enclosed in in order, however please feel free to contact the undersigned with any questions.

Kind Regards,
UrbanSolutions

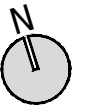


Matt Johnston, MCIP, RPP
Principal



Laura Drennan, CPT
Planning Technician

cc: Councillor Esther Pauls, City of Hamilton
Mr. Steve Robichaud, MCIP, RPP, City of Hamilton
Wilson St. Ancaster Inc. (via email)



SCALE 1:500

URBAN PROTECTED RESIDENTIAL (D) ZONE

N72°11'

Lot #	Area
1	265.84 m ²
2	246.27 m ²
3	244.64 m ²
4	242.92 m ²
5	311.73 m ²
6	239.35 m ²
7	240.18 m ²
8	240.22 m ²
9	242.62 m ²
10	242.62 m ²
11	242.62 m ²
12	242.62 m ²
13	242.62 m ²
14	242.62 m ²
15	242.62 m ²
16	242.62 m ²
17	242.62 m ²
18	242.62 m ²
19	242.62 m ²
20	254.66 m ²

LANDS TO BE SEVERED APP. NO. 10

LANDS TO BE SEVERED APP. NO. 9

LANDS TO BE SEVERED APP. NO. 8

LANDS TO BE SEVERED APP. NO. 7

LANDS TO BE SEVERED APP. NO. 6

LANDS TO BE SEVERED APP. NO. 5

LANDS TO BE SEVERED APP. NO. 4

LANDS TO BE SEVERED APP. NO. 2

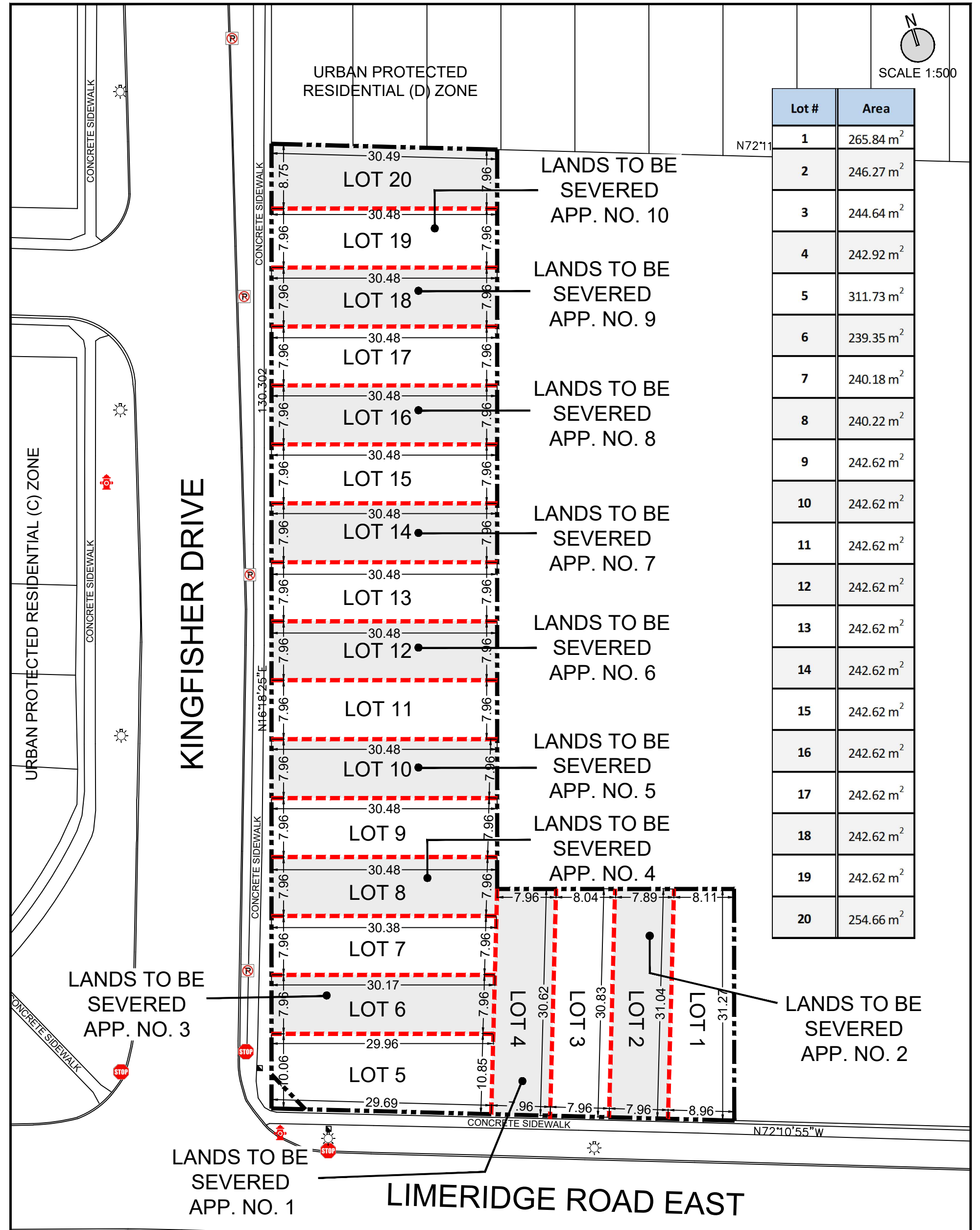
LANDS TO BE SEVERED APP. NO. 3

LANDS TO BE SEVERED APP. NO. 1

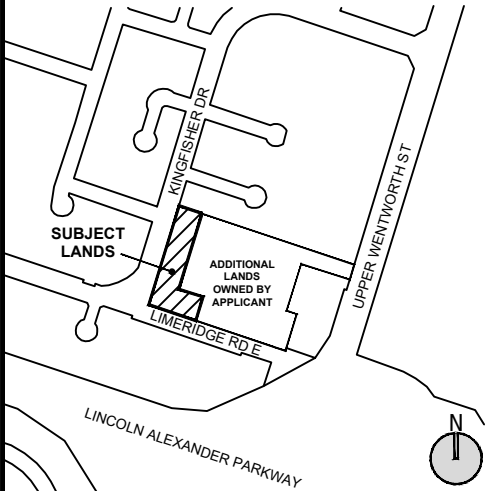
LIMERIDGE ROAD EAST

KINGFISHER DRIVE

URBAN PROTECTED RESIDENTIAL (C) ZONE



KEY MAP - N.T.S.



LEGEND

- SUBJECT LANDS
- LANDS TO BE RETAINED
- PROPOSED SEVERANCE LINE
- EXISTING LIGHT STANDARD
- EXISTING BELL CABLE BOX
- EXISTING STOP SIGN
- EXISTING NO PARKING SIGN
- EXISTING FIRE HYDRANT

SCALE 1:500
METRES

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT

3 STUDEBAKER PLACE, UNIT 1
HAMILTON, ON L8L 0C8
905-546-1087 - urbansolutions.info

TITLE:
CONSENT TO SEVER OVERALL SKETCH

PROJECT:
**389, 391, 427 LIMERIDGE ROAD EAST
CITY OF HAMILTON**

DESIGN BY: A. BARNETT	CHECKED BY: S. MCKAY
DRAWN BY: L. DRENNAN	DATE: MAY 13, 2022
U/S FILE NUMBER:	SHEET NUMBER:

275-18