



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

**CORRECTED 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.:	SC/B-22:114	SUBJECT PROPERTY:	564 Fifty Rd, Stoney Creek
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APPLICANTS: Owner: Manuel Vieira
Agent: Michael Sabelli

PURPOSE & EFFECT: To sever the existing vacant lot into three parcels, the severed lands will be vacant residential building lots and the retained lands will also be a vacant lot intended for residential uses.

	Frontage	Depth	Area
SEVERED LANDS (PART 3):	15.24 m [±]	57.91 m [±]	882.55 m ² [±]
RETAINED LANDS (PART 2):	15.24 m [±]	57.91 m [±]	882.55 m ² [±]
SEVERED LANDS (PART 4):	30.48 m [±]	57.91 m [±]	1765.10 m ² [±]

Associated Planning Act File(s): SC/A-22:340

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, January 19, 2023
TIME:	1:15 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	2nd floor City Hall, room 222 (see attached sheet for

	details), 71 Main St. W., Hamilton
	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
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935

PUBLIC INPUT

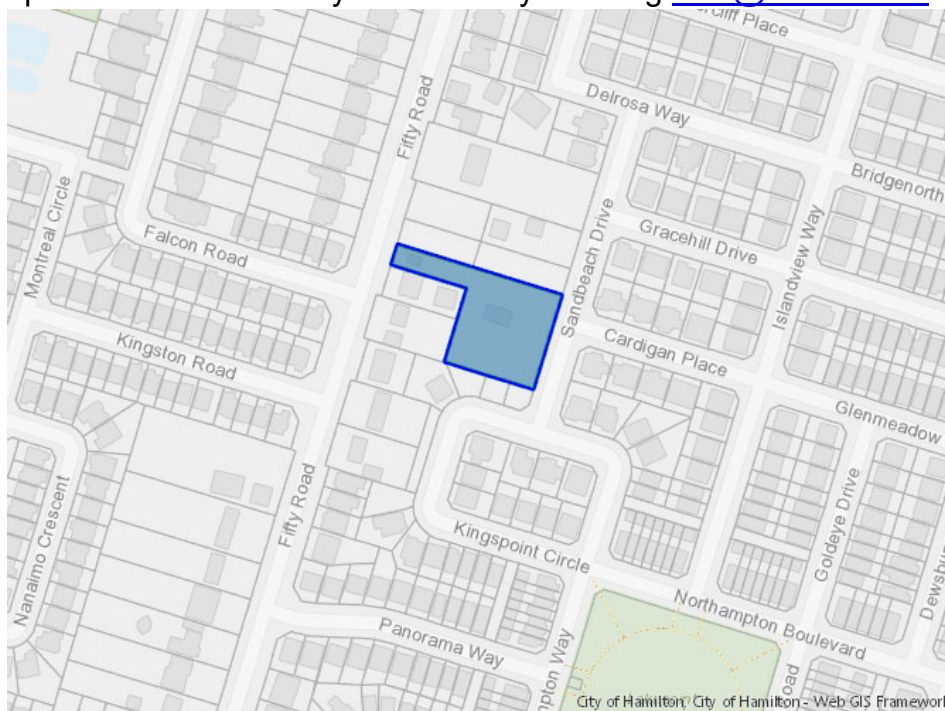
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, including deadlines for registering to participate virtually and instructions for check in to participate in person.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding SC/B-22:114, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of



 **Subject Lands**

SC/B-22:114

Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

DATED: January 3, 2023

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..

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.



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

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.**

Comment packages are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners must register by noon the day before the hearing to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by 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.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2nd floor) no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

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.

L O T 2

PART 1
PLAN 62R-9370

PART 2 PLAN 62R-21386

PART 4
PLAN 62R-21386
P.I.N. 17370-1060 (LT)

PART 5
PLAN 62R-21386

PART 1 PLAN 62R-21613

PART 3 PLAN 62R-21386
P.I.N. 17370-1063 (LT)

PART 2 PLAN 62R-21613
P.I.N. 17370-1066 (LT)

PART 1
PLAN 62R-21001
P.I.N. 17370-1056 (LT)

PART 2
PLAN 62R-21001
P.I.N. 17370-1058 (LT)

PLAN 62R-10397

PART 4

PLAN 62R-10397

BROKEN FRONT CONCESSION

LOT 80
P.I.N. 17370-0486 (LT)

LOT 79
P.I.N. 17370-0485 (LT)

BLOCK 187
P.I.N. 17370-0593 (LT)

BLOCK 188
P.I.N. 17370-0594 (LT)

BLOCK 189
P.I.N. 17370-0595 (LT)

REGISTERED PLAN
(SUBJECT TO AN EASEMENT IN GROSS AS IN INST. No. WE184296)

BLOCK 190
P.I.N. 17370-0596 (LT)

KINGSPPOINT CIRCLE

(BY REGISTERED PLAN 62M-987, P.I.N. 17370-0618 (LT))



FIFTY ROAD
(ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 2 AND 3, P.I.N. 17370-0001 (LT))

SANDBEACH DRIVE
(BY REGISTERED PLAN 62M-987, P.I.N. 17370-0616 (LT))

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: AUGUST 18, 2021
BRYAN JACOBS
ONTARIO LAND SURVEYOR

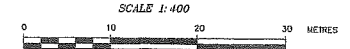
PLAN 62R-21741
RECEIVED AND DEPOSITED
DATE: Aug. 25, 2021
C. Adcock
REPRESENTATIVE FOR
LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF WESTERN (No. 62)

SCHEDULE

PART	LOT	CONCESSION/PLAN	P.I.N.
1	PART OF LOT 2	BROKEN FRONT CONCESSION	PART OF P.I.N. 17370-1059 (LT)
2	PART OF LOT 2	BROKEN FRONT CONCESSION	PART OF P.I.N. 17370-1059 (LT)
3	PART OF LOT 2	BROKEN FRONT CONCESSION	PART OF P.I.N. 17370-1059 (LT)
4	PART OF LOT 2	BROKEN FRONT CONCESSION	PART OF P.I.N. 17370-1059 (LT)
5	PART OF LOT 2	BROKEN FRONT CONCESSION	PART OF P.I.N. 17370-1059 (LT)
6	PART OF BLOCK 193	REGISTERED PLAN 62M-987	PART OF P.I.N. 17370-0299 (LT)

PARTS 1, 2, 3, 4 & 5: COMPRISE ALL OF P.I.N. 17370-1059 (LT).
PARTS 1, 2, 3, 4 & 5: SUBJECT TO AN EASEMENT IN GROSS AS IN INSTRUMENT No. WE1336944.

PLAN OF SURVEY OF
PART OF LOT 2
BROKEN FRONT CONCESSION
(GEOGRAPHIC TOWNSHIP OF SALT FLEET)
AND
PART OF BLOCK 193
REGISTERED PLAN 62M-987
CITY OF HAMILTON



B.A. JACOBS SURVEYING LTD.
ONTARIO LAND SURVEYOR

- LEGEND & NOTES:
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - ▣ DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - WT. DENOTES WITNESS
 - (OU) DENOTES ORIGIN UNKNOWN
 - PI DENOTES PLAN 62R-21001
 - (655) DENOTES J.T. PETERS O.L.S.
 - (912) DENOTES A.J. CLARKE O.L.S.
 - (1213) DENOTES J.D. PETERS O.L.S.
 - (1829) DENOTES B.A. JACOBS O.L.S.

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 00919723329 AND 00919723347, UTM ZONE 17, NAD83 (ORIGINAL).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9897424.

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.Reg. 216/10.

POINT ID	NORTHING	EASTING
SCP 00919723329	4785151.093	610529.910
SCP 00919723347	4786111.748	610783.200

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON AUGUST 17, 2021

AUGUST 18, 2021
DATE
BRYAN JACOBS
ONTARIO LAND SURVEYOR

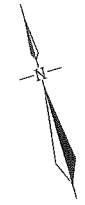
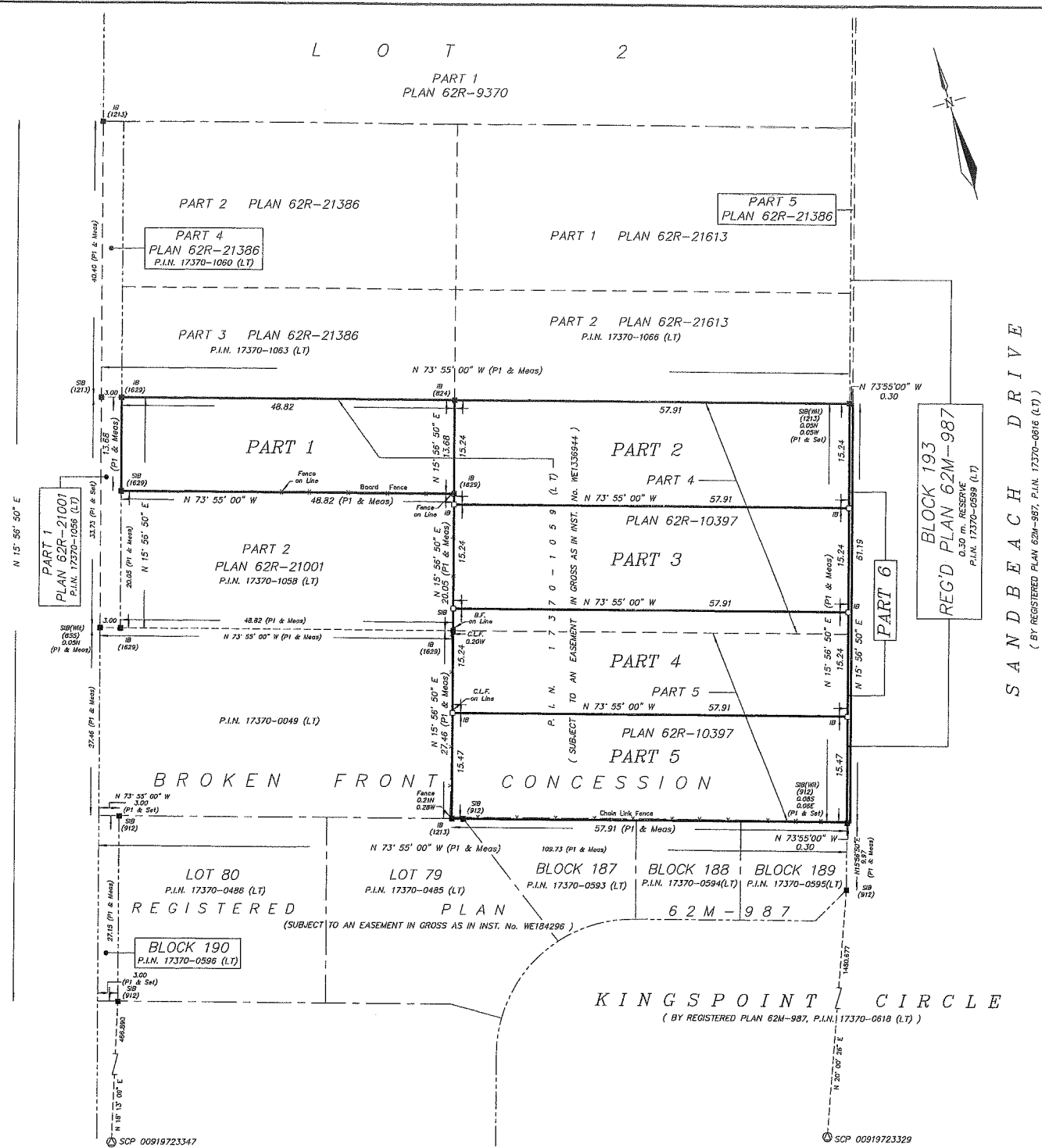
B.A. JACOBS SURVEYING LTD.
152 JACKSON STREET EAST, SUITE 102
HAMILTON, ONTARIO (L8N 1L3)
PHONE 905-521-1535 ba.jacobs@rogers.com

Job No. 168127-RI

SCP 00919723347

SCP 00919723329

FIFTY ROAD
(ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 2 AND 3, P.I.N. 17370-0007 (LT))



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

PLAN 62R-21741
RECEIVED AND DEPOSITED

DATE: AUGUST 18, 2021

DATE: Aug. 25, 2021

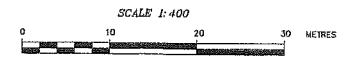
C. Adoett
C. Adoett
REPRESENTATIVE FOR
LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF HENTWORTH (No. 62)

SCHEDULE

PART	LOT	CONCESSION/PLAN	P.I.N.
1	PART OF LOT 2	BROKEN FRONT CONCESSION	PART OF P.I.N. 17370-1059 (LT)
2	PART OF LOT 2	BROKEN FRONT CONCESSION	PART OF P.I.N. 17370-1059 (LT)
3	PART OF LOT 2	BROKEN FRONT CONCESSION	PART OF P.I.N. 17370-1059 (LT)
4	PART OF LOT 2	BROKEN FRONT CONCESSION	PART OF P.I.N. 17370-1059 (LT)
5	PART OF LOT 2	BROKEN FRONT CONCESSION	PART OF P.I.N. 17370-1059 (LT)
6	PART OF BLOCK 193	REGISTERED PLAN 62M-987	PART OF P.I.N. 17370-0589 (LT)

PARTS 1, 2, 3, 4 & 5: COMPRISE ALL OF P.I.N. 17370-1059 (LT).
PARTS 1, 2, 3, 4 & 5: SUBJECT TO AN EASEMENT IN GROSS AS IN INSTRUMENT No. WE1336944.

PLAN OF SURVEY OF
PART OF LOT 2
BROKEN FRONT CONCESSION
(GEOGRAPHIC TOWNSHIP OF SALTFLEET)
AND
PART OF BLOCK 193
REGISTERED PLAN 62M-987
CITY OF HAMILTON



B.A. JACOBS SURVEYING LTD.
ONTARIO LAND SURVEYOR

- LEGEND & NOTES:
- DENOTES SURVEY MONUMENT FOUND
 - ▣ DENOTES SURVEY MONUMENT PLANTED
 - ▧ DENOTES STANDARD IRON BAR
 - ▩ DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - WT DENOTES WITNESS
 - (OU) DENOTES ORIGIN UNKNOWN
 - P1 DENOTES PLAN 62R-21001
 - (655) DENOTES J.T. PETERS O.L.S.
 - (912) DENOTES A.J. CLARKE O.L.S.
 - (1213) DENOTES J.D. PETERS O.L.S.
 - (1829) DENOTES B.A. JACOBS O.L.S.

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

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 00919723329 AND 00919723347, UTM ZONE 17, NAD83 (ORIGINAL).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997424.

SPECIFIED CONTROL POINTS (SCP-); UTM ZONE 17, NAD83 (ORIGINAL), COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
SCP 00919723329	4785151.093	610529.910
SCP 00919723347	4786111.748	610783.200

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

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

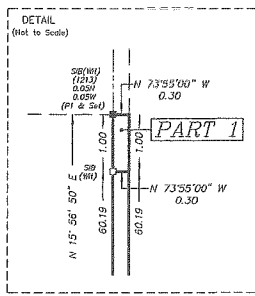
AUGUST 18, 2021
DATE

Bryan Jacobs
BRYAN JACOBS
ONTARIO LAND SURVEYOR

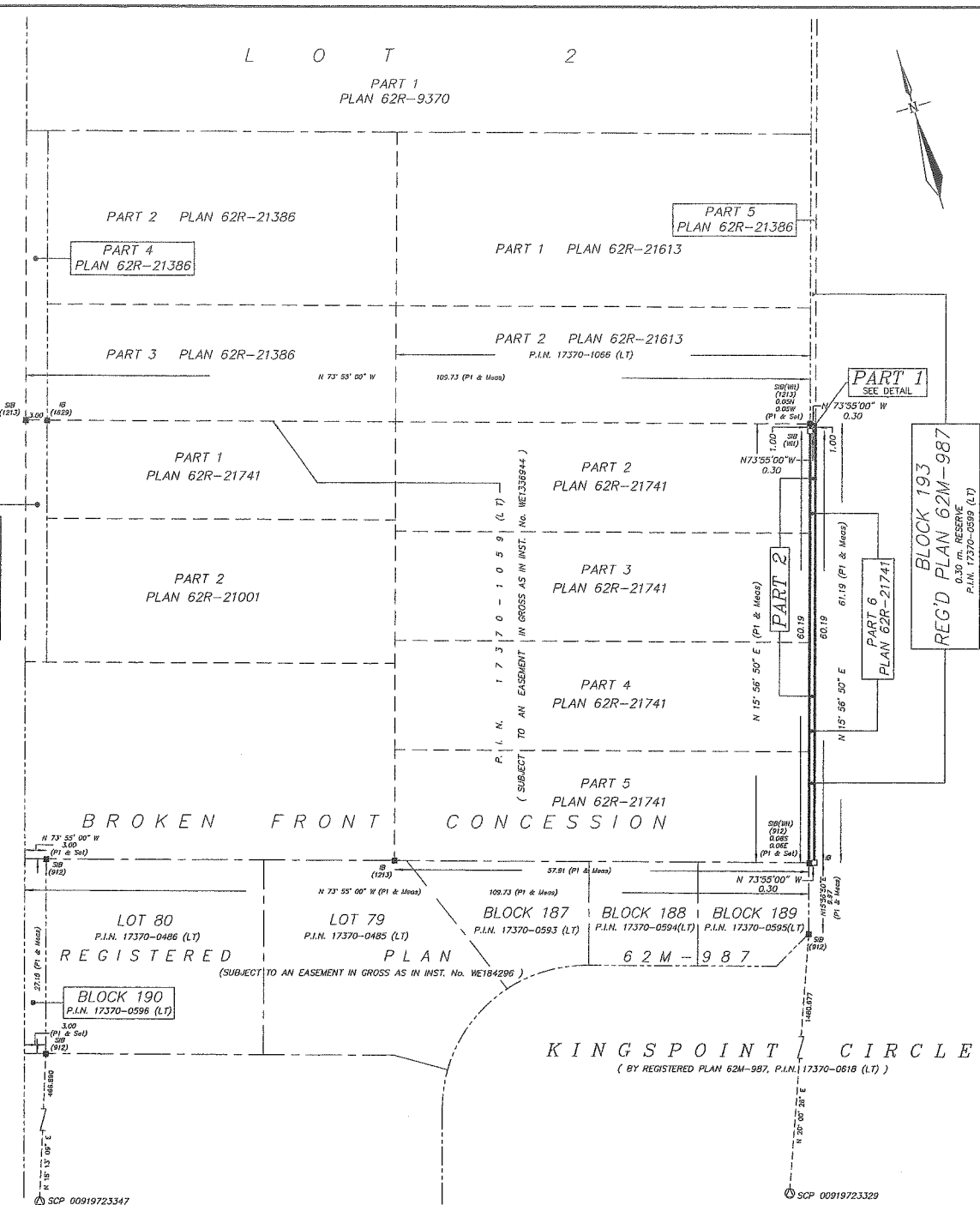
B.A. JACOBS SURVEYING LTD.
152 JACKSON STREET EAST, SUITE 102
HAMILTON, ONTARIO (L8N 1L3)
PHONE 905-521-1635 bjacobs@rogers.com

SCP 00919723347

SCP 00919723329



FIFTY ROAD
 (ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 2 AND 3, P.L.N. 17370-0001 (L.T.))

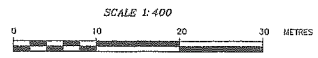


I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 PLAN 62R-21925
 RECEIVED AND DEPOSITED
 DATE: JUNE 28, 2022
 DATE: July 12, 2022
 BRYAN JACOBS
 ONTARIO LAND SURVEYOR
 REPRESENTATIVE FOR
 LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NORTHWORTH (No. 62).

SCHEDULE			
PART	BLOCK	PLAN	P.I.N.
1	PART OF BLOCK 193	REGISTERED PLAN 62M-987	PART OF P.I.N. 17370-0599 (L.T.)
2	PART OF BLOCK 193	REGISTERED PLAN 62M-987	PART OF P.I.N. 17370-0599 (L.T.)

PARTS 1 & 2 COMPRISE PART OF P.I.N. 17370-0599 (L.T.)

PLAN OF SURVEY OF
PART OF BLOCK 193
REGISTERED PLAN 62M-987
CITY OF HAMILTON



B.A. JACOBS SURVEYING LTD.
 ONTARIO LAND SURVEYOR

- LEGEND & NOTES:**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - WIT DENOTES WITNESS
 - (OU) DENOTES ORIGIN UNKNOWN
 - P1 DENOTES PLAN 62R-21741
 - (912) DENOTES A.J. CLARKE O.L.S.
 - (1213) DENOTES J.D. PETERS O.L.S.
 - (1629) DENOTES B.A. JACOBS O.L.S.

PARTS 1 AND 2 HAVE BEEN SHOWN AT AN EXAGGERATED SCALE FOR THE SAKE OF CLARITY.

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

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 00919723329 AND 00919723347, UTM ZONE 17, NAD83 (ORIGINAL).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997424.

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (ORIGINAL), COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
SCP 00919723329	4785151.093	610529.910
SCP 00919723347	4786111.748	610763.200


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

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON JUNE 27, 2022.

JUNE 28, 2022
 DATE
 BRYAN JACOBS
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-30231.


B.A. JACOBS SURVEYING LTD.
 152 JACKSON STREET EAST, SUITE 102
 HAMILTON, ONTARIO (L8N 1L3)
 PHONE 905-621-1636 ba.jacobs@rogers.com

The property is located on the west side of Sandybeach Drive between Kingspoint Cricle to the south and Delarosa Way to the north. The property is designated as Neighbourhoods in the Urban Hamilton Official Plan (UHOP) and Low Density Residential 2b in the Urban Lakeshore Area Secondary Plan (ULASP). The vacant subject lands are also located in the Neighbourhoods Development "ND" Zone in the Stoney Creek Zoning Bylaw.

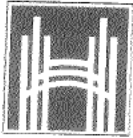
In order to facilitate this proposed severance, a Minor Variance application is required to permit the creation of the three(3) lots in the present zoning.

The Minor Variance application is in keeping with Section 45(1) of the Planning Act as a proposed single-family dwelling is a permitted use in both the Neighbourhoods designation in the UHOP and in the Low Density Residential 2b in the ULASP.

The purpose of the severance application is to create three(3) lots, two(2) having a frontage of 15.24m and the remaining lot having a frontage of 30.71m. The purpose of this severance of a 30.71m lot is to allow a portion of this lot to be severed in the future and added to the adjacent blocks to the south, namely Block 187, Block 188 and Block 189 on Plan 62M-987 and still have a building lot remaining.

The severance application is in keeping with Section 53(1) of the Planning Act. The newly created lots all have access to the underground municipal services on Sandbeach Drive.

For the information of the Committee, similar variances and severances on Sandybeach Drive have been recently supported by staff and approved by the Committee of Adjustment.



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
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE PLANNING ACT**

Please see additional information regarding how to submit an application, requirements for the required sketch and general information in the Submission Requirements and Information.

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Purchaser*	—	—	Phone: E-mail:
Registered Owners(s)	MANUEL VIEIRA		
Applicant(s)**	—		
Agent or Solicitor	MICHAEL SABELLI		

*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.

** Owner's authorisation required if the applicant is not the owner or purchaser.

1.2 All correspondence should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.3 Sign should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.4 Request for digital copy of sign Yes* No
If YES, provide email address where sign is to be sent _____

1.5 All correspondence may be sent by email Yes* No
If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address			
Assessment Roll Number	251800301002800		
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)	62R-21741	Part(s)	2-5

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)

- creation of a new lot(s)
- addition to a lot
- an easement
- validation of title (must also complete section 8)
- cancellation (must also complete section 9)
- creation of a new non-farm parcel (must also complete section 10)
(i.e. a lot containing a surplus farm dwelling resulting from a farm consolidation)
- concurrent new lot(s)
- a lease
- a correction of title
- a charge

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:

3.4 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)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land: PARTS 2, 3, 4 AND 5 ON REFERENCE PLAN 62R-21741

All dimensions to be provided in metric (m, m² or ha), attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
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RETAINED SEVERED SEVERED ~~SEVERED~~

Identified on Sketch as:	PART 2-	PART 3	PART 4		
Type of Transfer	N/A				
Frontage	15.24M	15.24	30.48		
Depth	57.91	57.91	57.91		
Area	882.55	882.55	1765.10		
Existing Use	VACANT	VACANT	VACANT		
Proposed Use	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL		
Existing Buildings/ Structures	VACANT	VACANT	VACANT		
Proposed Buildings/ Structures	SINGLE-FAMILY RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL		
Buildings/ Structures to be Removed	VACANT	VACANT	VACANT		

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

- | | |
|---|--|
| <input type="checkbox"/> provincial highway | <input type="checkbox"/> right of way |
| <input type="checkbox"/> municipal road, seasonally maintained | <input type="checkbox"/> other public road |
| <input checked="" type="checkbox"/> municipal road, maintained all year | _____ |

b) Type of water supply proposed: (check appropriate box)

- | | |
|--|---|
| <input checked="" type="checkbox"/> publicly owned and operated piped water system | <input type="checkbox"/> lake or other water body |
| <input type="checkbox"/> privately owned and operated individual well | <input type="checkbox"/> other means (specify) |
| | _____ |

c) 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): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) "NEIGHBOURHOODS"
SP-LOW RESIDENTIAL 2B
 Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.
SEVERANCE CREATES RESIDENTIAL USE LOTS.

5.2 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 known, provide the appropriate file number and status of the application.

5.3 What is the existing zoning of the subject land? N/D NEIGHBOURHOOD DEVELOPMENT

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? _____

5.4 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 known, provide the appropriate file number and status of the application.

5.5 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 * Submit Minimum Distance Separation Formulae (MDS) if applicable	<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"/>	