



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

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

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**CORRECTED NOTICE OF  
PUBLIC HEARING**  
**Minor Variance**

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**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
- 

<b>APPLICATION NO.:</b>	<b>SC/A-22:340</b>	<b>SUBJECT PROPERTY:</b>	564 Fifty Rd, Stoney Creek
<b>ZONE:</b>	"ND" (Neighbourhood Development)	<b>ZONING BY-LAW:</b>	Zoning By-law former City of Stoney Creek 3692-92, as Amended

**APPLICANTS:** Owner: Manuel Vieira  
Agent: Michael Sabelli

The following variances are requested:

1. The creation of three (3) new lots, two (2) having a frontage of 15.24m and the remaining lot having a frontage of 30.71m shall be permitted whereas, any building, structure or land for any purpose other than that for which it was used on the date that this By-law was passed until such land has been rezoned by a By-law, which has been approved in accordance with Subsection 34 of The Planning Act, R.S.O., 1990, c.P.13.

**PURPOSE & EFFECT:** To facilitate Severance Application SC/B-22:114.

**Notes:**

1. Requested variance is required to facilitate severance application SC/B-22:114 to be heard in conjunction with this application.
2. No intended use has been provided at this time, as such further variances may be required at such a time that a comprehensive zoning review can be conducted.

**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:

<b>DATE:</b>	<b>Thursday, January 19, 2023</b>
<b>TIME:</b>	<b>1:15 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>2<sup>nd</sup> floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton</b>
	<b>To be streamed (viewing only) at</b> <b><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b>

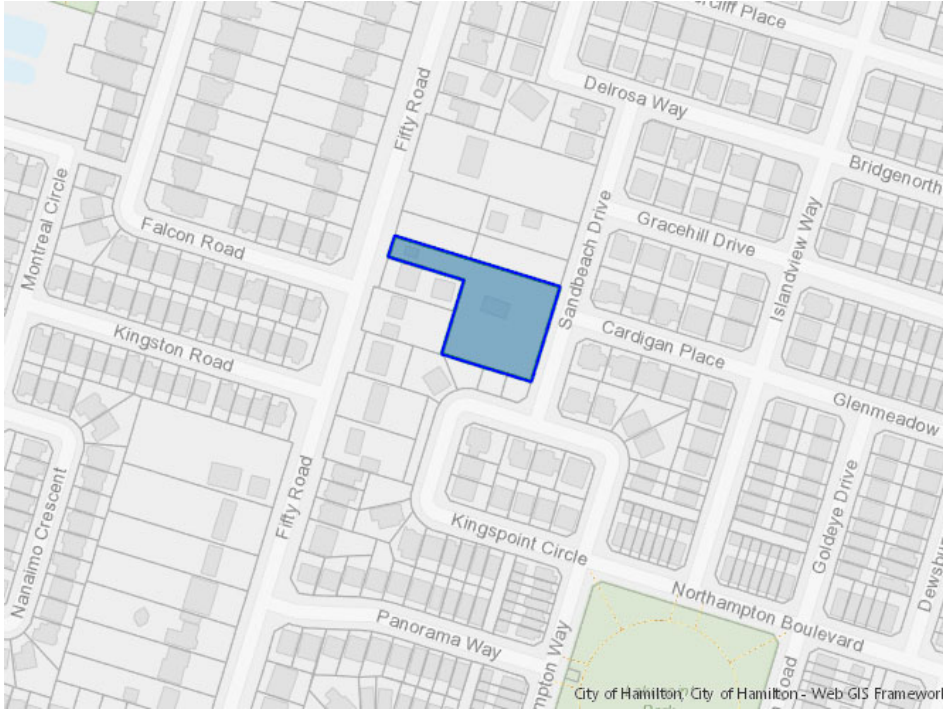
For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Visit Committee of Adjustment staff at 5<sup>th</sup> 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.



 Subject Lands

DATED: January 3, 2023

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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.



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

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E-mail: [cofa@hamilton.ca](mailto: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](mailto: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](http://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](mailto: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 (2<sup>nd</sup> 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](mailto: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)

PREVIOUSLY SEVERED  
NOT PART OF APPLICATION

TO BE RETAINED

TO BE SEVERED

TO BE SEVERED

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))

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

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)

DATE: AUGUST 18, 2021  
BRYAN JACOBS  
ONTARIO LAND SURVEYOR

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. 17370-0599 (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 SALTFLILET)  
AND  
PART OF BLOCK 193  
REGISTERED PLAN 62M-987  
CITY OF HAMILTON

SCALE 1:400

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:
- 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  
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

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))

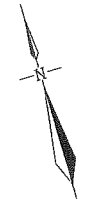
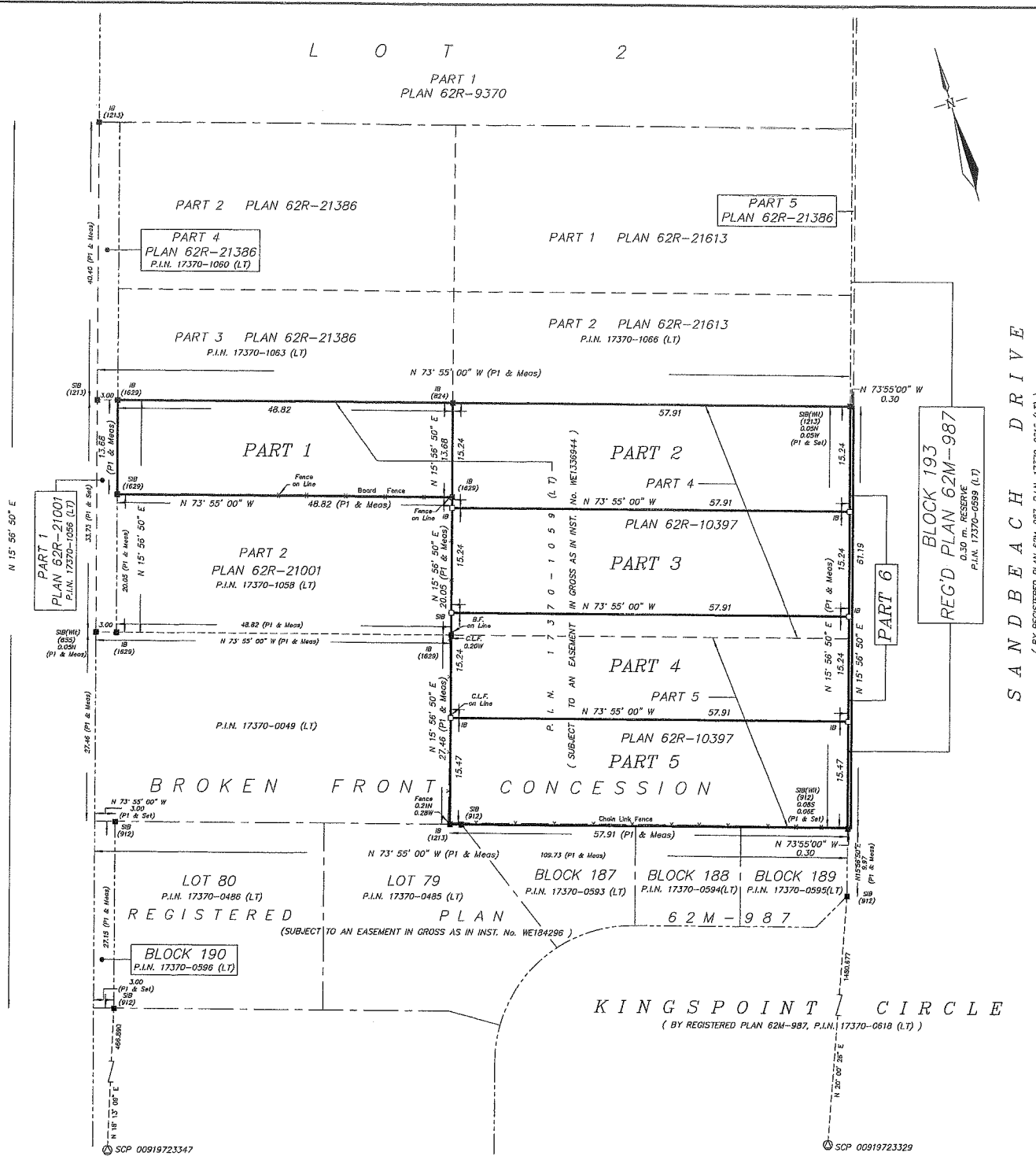
N 15° 56' 50" E

BLOCK 193  
REGD PLAN 62M-987  
0.30 m. RESERVE  
P.I.N. 17370-0599 (LT)

SCP 00919723329

SCP 00919723347

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

*Bryan Jacobs*  
BRYAN JACOBS  
ONTARIO LAND SURVEYOR

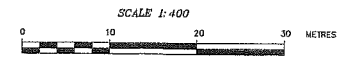
*C. Adoett*  
C. Adoett  
REPRESENTATIVE FOR  
LAND REGISTRAR FOR THE LAND TITLES  
DIVISION OF HENTWORTH (No. 62)

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)
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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



SCALE 1:400  
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
  - HT 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

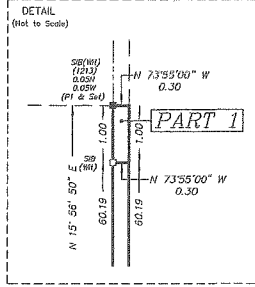
I CERTIFY THAT:

- 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

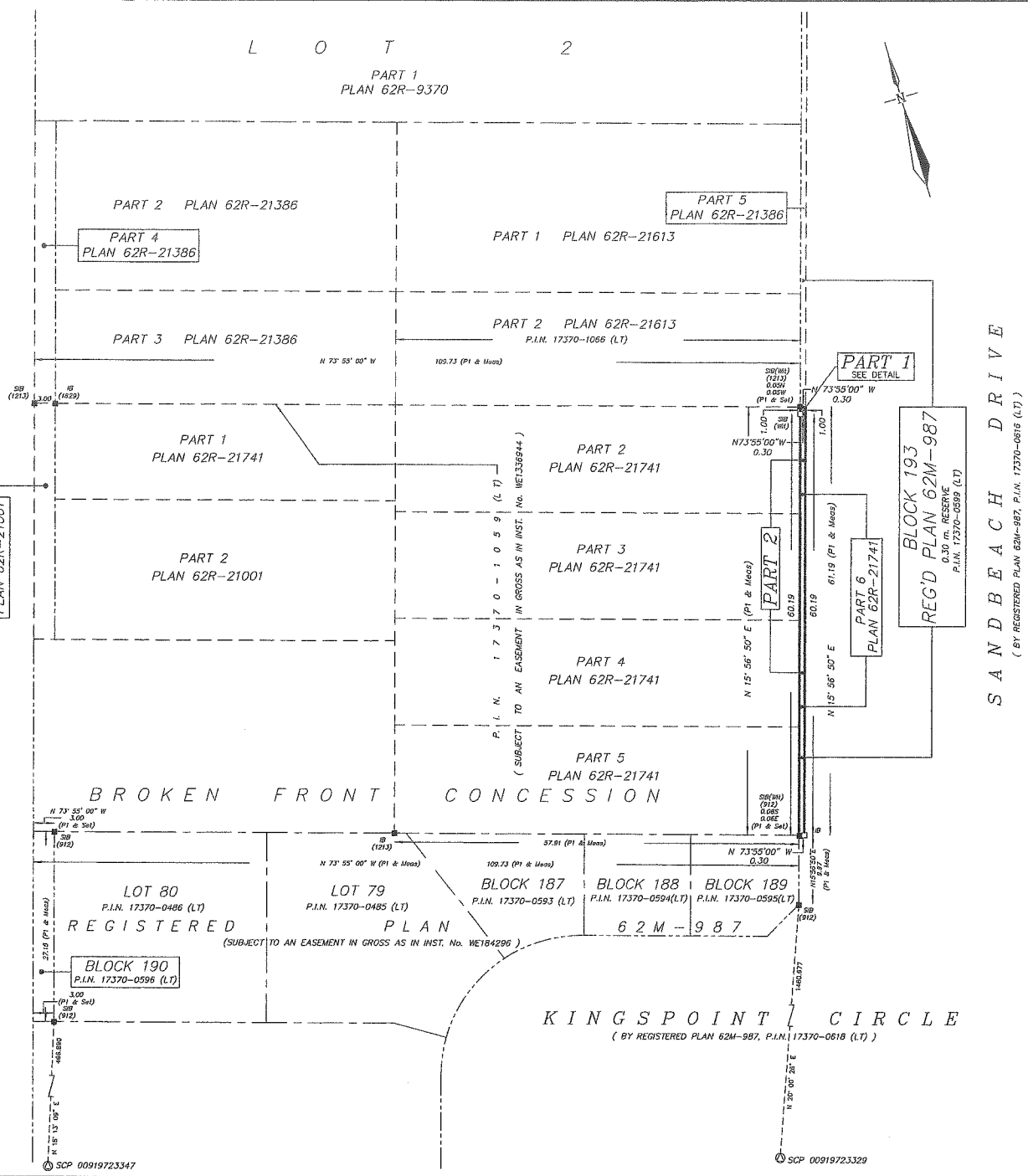
AUGUST 18, 2021  
DATE

*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](mailto:bjacobs@rogers.com)



FIFTY ROAD  
 (ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 2 AND 3, P.L.N. 17370-000) (L.T.)

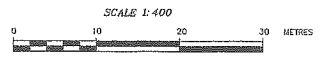


I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
 PLAN 62R-21925  
 RECEIVED AND DEPOSITED  
 DATE: JUNE 28, 2022  
 JULY 12, 2022  
 BRYAN JACOBS  
 ONTARIO LAND SURVEYOR  
 REPRESENTATIVE FOR  
 LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NORTHWEST (No. 62).

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

PARTS 1 & 2 COMPRISE PART OF P.L.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 (L6H 1L3)  
 PHONE 905-621-1635    bjacobs@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.

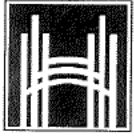
The Minor Variance application is in keeping with Section 45(1) of the Planning Act as a proposed single-family dwelling is a permitted use in both the Neighbourhoods designation in the UHOP and in the Low Density Residential 2b in the ULASP.

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, 5<sup>th</sup> Floor,

71 Main St. W.,

Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

### APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.

APPLICATION NO. \_\_\_\_\_ DATE APPLICATION RECEIVED \_\_\_\_\_

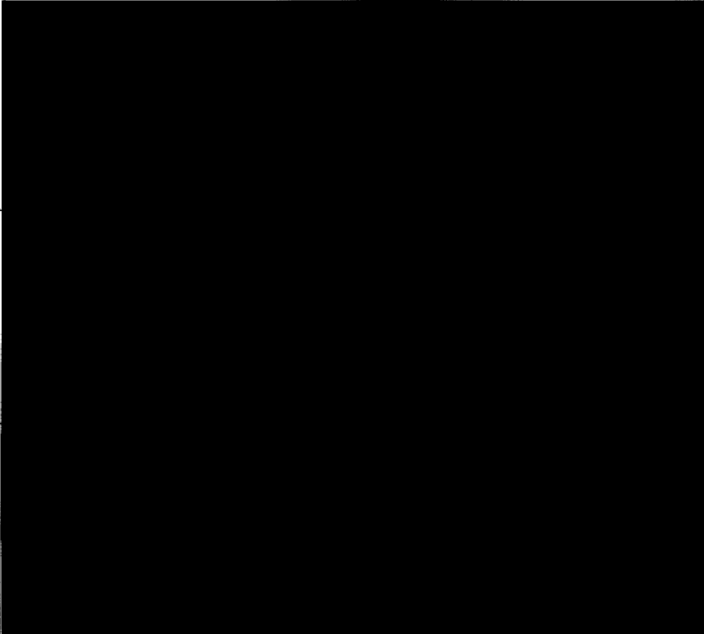
PAID \_\_\_\_\_ DATE APPLICATION DEEMED COMPLETE \_\_\_\_\_

SECRETARY'S SIGNATURE \_\_\_\_\_

#### The Planning Act

#### Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1, 2	NAME	MAILING ADDRESS
Registered Owners(s)	MANUEL VIEIRA	
Applicant(s)*	—	
Agent or Solicitor	MICHAEL P. SABELLI	

Note: Unless otherwise requested all communications will be sent to the agent, if any.

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

—

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

4. Nature and extent of relief applied for:

SEE ATTACHED SHEET

Second Dwelling Unit       Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?

SEE ATTACHED SHEET

6. Legal description and Address of subject lands (registered plan number and lot number or other legal description and where applicable, **street and street number**):

PARTS 2, 3, 4 AND 5 ON PLAN  
62R-21741

7. PREVIOUS USE OF PROPERTY

Residential       Industrial       Commercial

Agricultural       Vacant

Other \_\_\_\_\_

8.1 If Industrial or Commercial, specify use \_\_\_\_\_

8.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes       No       Unknown

8.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes       No       Unknown

8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes       No       Unknown

8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes       No       Unknown

8.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?

Yes       No       Unknown

8.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes       No       Unknown

8.8 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

8.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes       No       Unknown

8.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes  No  Unknown

8.11 What information did you use to determine the answers to 8.1 to 8.10 above?

PRESENT OWNER

8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, 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

9. 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.

Oct 14/22  
Date

  
Signature Property Owner(s)

MANUEL VIEIRA  
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage 61.19M  
Depth 57.91 M  
Area 3,543.51M<sup>2</sup>  
Width of street 20 M

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: \_

N/A

Proposed

N/A

12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)

Existing:

N/A

Proposed:

N/A

13. Date of acquisition of subject lands:  
2017

14. Date of construction of all buildings and structures on subject lands:  
VACANT

15. Existing uses of the subject property (single family, duplex, retail, factory etc.):  
VACANT

16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):  
SINGLE-FAMILY

17. Length of time the existing uses of the subject property have continued:  
N/A

18. Municipal services available: (check the appropriate space or spaces)  
Water  Connected \_\_\_\_\_  
Sanitary Sewer  Connected \_\_\_\_\_  
Storm Sewers

19. Present Official Plan/Secondary Plan provisions applying to the land:  
UHOP, NEIGHBOURHOODS - LOW DENSITY RESIDENTIAL

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:  
"NO" NEIGHBOURHOOD DEVELOPMENT

21. Has the owner previously applied for relief in respect of the subject property? (Zoning By-law Amendment or Minor Variance)  
 Yes  No

If yes, please provide the file number:  
\_\_\_\_\_

21.1 If a site-specific zoning by-law amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?  
 Yes  No

21.2 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being "received" for processing.

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?  
 Yes  No

23. Additional Information (please include separate sheet if needed)  
SIMILAR SEVERANCE AND VARIANCE APPLICATIONS SC/B-20:44 AND SC/A-20:15 WERE APPROVED BY THE COMMITTEE OF ADJUSTMENT ON 2020/06/27

24. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.