



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)

**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

<b>APPLICATION NO.:</b>	<b>GL/B-22:135</b>	<b>SUBJECT PROPERTY:</b>	9662 TWENTY ROAD W, GLANBROOK
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**APPLICANTS:** Owner Karmat Ullah Bajwa Inc. – R. Parayno  
Agent A.J. Clarke & Associates Ltd. - M. L. Doherty

**PURPOSE & EFFECT:** To permit the conveyance of four (4) parcels of land for future residential development, and to retain a parcel of land for future residential development. Existing dwelling to be removed.

	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>
<b>SEVERED LANDS: (Part 1)</b>	15.55 m <sup>±</sup>	42.67 m <sup>±</sup>	675 m <sup>2±</sup>
<b>SEVERED LANDS: (Part 2)</b>	15.55 m <sup>±</sup>	42.67 m <sup>±</sup>	663 m <sup>2±</sup>
<b>SEVERED LANDS: (Part 3)</b>	15.55 m <sup>±</sup>	42.67 m <sup>±</sup>	663 m <sup>2±</sup>
<b>SEVERED LANDS: (Part 4)</b>	15.55 m <sup>±</sup>	42.67 m <sup>±</sup>	663 m <sup>2±</sup>
<b>RETAINED LANDS: (Part 5)</b>	20.25 m <sup>±</sup>	42.67 m <sup>±</sup>	810 m <sup>2±</sup>

Associated Planning Act File(s): GL/A-22:414

**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, February 16, 2023</b>
<b>TIME:</b>	<b>1:30 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>



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.





*A. J. Clarke and Associates Ltd.*

SURVEYORS • PLANNERS • ENGINEERS

City of Hamilton  
Committee of Adjustment  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON L8P 4Y5

December 22, 2022

Attn: Ms. Jamila Sheffield  
Secretary Treasurer, Committee of Adjustment (email: [Jamila.Sheffield@hamilton.ca](mailto:Jamila.Sheffield@hamilton.ca))

**Re: 9662 Twenty Road West, Hamilton  
Minor Variance and Severance Application Submission**

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Dear Ms. Sheffield:

A.J. Clarke and Associates Ltd. has been retained by Rowena Parayno for the purposes of submitting the enclosed Minor Variance and Severance (Consent) Applications for the subject lands, municipally known as 9662 Twenty Road West, in the City of Hamilton.

The purpose of this analysis is in support the concurrently submitted Minor Variance and Severance (Consent) Applications for the subject lands. The proposed development is to facilitate a severance to create four (4) additional residential lots within the existing lot fabric (five lots in total). This will facilitate the construction of four additional dwelling units along Silverbirch Boulevard. Each newly created lot will feature a frontage of  $\pm 15.55$  metres and an area no smaller than  $\pm 663.46$  square metres. The retained parcel will have a frontage of  $\pm 20.25$  on Silverbirch Avenue and an area of  $\pm 810.61$  square metres. The existing dwelling is proposed to remain in place, requiring further minor variance requests.

The subject lands are located on the north side of Twenty Road West, between Silverbirch Boulevard to the west, and Garth Street to the east. The subject lands have a frontage of  $\pm 42.67$  metres along Twenty Road West, with an approximate area of  $\pm 4,047.2$  square metres, and are currently occupied by one (1) single-detached dwelling with an attached garage. The lands' wastewater is currently serviced through a private septic system.

The below table details the various lot frontages, depths, and areas, following the proposed severance.

	<b>Part 1 (severed)</b>	<b>Part 2 (severed)</b>	<b>Part 3 (severed)</b>	<b>Part 4 (severed)</b>	<b>Part 5 (retained)</b>	<b>Part 6 (ROW)</b>
<b>Lot Frontage</b>	$\pm 15.55\text{m}$	$\pm 15.55\text{m}$	$\pm 15.55\text{m}$	$\pm 15.55\text{m}$	$\pm 20.25\text{m}$	$\pm 12.40\text{m}$
<b>Lot Depth</b>	$\pm 42.67\text{m}$	$\pm 42.67\text{m}$	$\pm 42.67\text{m}$	$\pm 42.67\text{m}$	$\pm 42.67\text{m}$	$\pm 42.67\text{m}$
<b>Lot Area</b>	$\pm 675.38\text{m}^2$	$\pm 663.46\text{m}^2$	$\pm 663.46\text{m}^2$	$\pm 663.46\text{m}^2$	$\pm 810.61\text{m}^2$	$\pm 570.83\text{m}^2$

The surrounding area consists largely of residential uses north of Twenty Road West. South of Twenty Road West is primarily rural and agricultural land uses; these lands have now been included into the Urban Boundary. A former golf course to the southwest is being redeveloped into residential use. The lands directly across Silverbirch Boulevard are set to develop a 71-townhouse subdivision that will see the



development of full municipal services along Silverbirch Boulevard. Directly north of the subject lands is the “Silverbirch” registered subdivision already constructed. Further north is the Villages of Glancaster Condominium. St Therese of Lisieux Catholic School is located approximately 1.5 kilometres north.

The immediate surrounding land uses include:

<b>North</b>	Single-Detached Dwellings
<b>South</b>	Agriculture
<b>West</b>	Single-Detached Dwellings – future site of 71 townhouse units
<b>East</b>	Single-Detached Rural Lots

A review of the applicable planning policies has been included below.

### **Planning Policy Overview**

#### **Provincial Policy Statement**

The current Provincial Policy Statement (PPS) came into effect on May 1st, 2020. The principles of the PPS are about managing change and promoting efficient, cost-effective development and land use patterns, which encourage strong, sustainable, and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy.

The proposed severance is a more efficient use of land within the urban boundary of the Urban Hamilton Official Plan. The proposed use and density is appropriate for the location and will provide and will add to the housing stock for the area.

#### **Growth Plan for the Greater Golden Horseshoe**

The 2020 consolidation of the Growth Plan builds upon the previous Growth Plan (2019) in its direction to prioritize intensification, support the achievement of complete communities, support a range, and mix of housing options, protect, and enhance natural heritage systems, support, and enhance the long-term viability of agriculture, conserve and promote cultural heritage resources, and integrate climate-change considerations into planning and managing growth.

The proposed severance is within a settlement area and is a more efficient use of land and existing infrastructure that adds to the housing stock of the surrounding area with gentle intensification that will contribute to meeting the housing needs for the projected growth of the area.

#### **Urban Hamilton Official Plan**

The Urban Hamilton Official Plan is the guiding document for where and how the City of Hamilton will grow until 2031 and beyond.



The subject lands are designated 'Neighbourhoods' on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan (UHOP). The 'Neighbourhoods' designation permits uses such as; residential dwellings, including second dwelling units, and housing with supports, open space and parks, local community facilities/services, and local commercial uses.

Chapter F Section 1.14.3 contains specific policy direction pertaining to Lot Creation within the Urban Area. Specifically, Section 1.14.3.1 indicates various conditions that must be met by a proposed severance for lands designated as "Neighbourhoods". The conditions are as follows;

- a) *The lots comply with the policies of this 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.*

The proposed severance will create lots that are consistent with the relevant policies, and consistent with existing Neighbourhood development surrounding the subject lands. The severed and retained lots will require several minor variances to lot dimension deficiencies. The retained lot will also require minor variances to address yard setbacks to preserve the existing dwelling. The lots created via severance will generally reflect the lot pattern and similar frontages as they currently exist within the surrounding neighbourhood. The proposed severance will facilitate development of low-density residential dwellings permitted in the Urban Hamilton Official Plan and North-West Glanbrook Secondary Plan. The proposed dwellings will have access from Silverbirch Boulevard.

Presently, the lands have access to municipal water but are serviced through private wastewater systems. It is accepted that development will require the construction of sanitary and stormwater sewer connections. As such, any development fully permitted will meet the requirements of servicing.

The 'Neighbourhoods' designation contains specific policies in relation to 'Low Density Residential'. As such, 'Low Density Residential' uses permit single-detached, semi-detached, duplex, triplex, and street townhouse dwellings. Further, the maximum net residential density shall be 60 units per hectare, and the maximum permitted height shall be three (3) storeys. The proposed lots to be severed will contain sufficient space to facilitate the development of these permitted built forms. Additionally, the proposal will have an overall density of 12.35 units per hectare (5 units total, 0.40472 hectares), conforming to the maximum permitted density of under the UHOP.

### **North-West Glanbrook Secondary Plan**

The subject lands are designated 'Low Density Residential 2' as per Map B.5.3-1: Land Use Plan in the North-West Glanbrook Secondary Plan. As per Policy 5.3.2.2, much of the secondary plan area shall be developed for residential purposes that include a mix of dwelling types including single-detached, semi-detached, duplexes, triplexes, and street townhouses.



Policy 5.3.2.3 states that the maximum net residential density for lands designated 'Low Density Residential 2' shall be 25 units per hectare (UPH). Further 5.3.2.3.f) states the "the rear portion of existing large lot residential development fronting Glancaster Road and Twenty Road West shall be encouraged to be redeveloped." 5.3.2.3.g) goes further to state new residential development proposed to be contiguous to existing large lot residential shall be restricted to low density residential development.

The severed parcels proposed conform to the North-West Glanbrook Secondary Plan in their proposed use and density (12.35 UPH). The proposed development is exemplary of the desired redevelopment along Twenty Road West in its utilization of the rear portion of an existing large residential lot.

### **Township of Glanbrook Zoning By-law 464**

As per Schedule E of the Township of Glanbrook Zoning By-law 464, the site is zoned "ER – Existing Residential." The lands are not within the lands shown in Special Figure 1 of Section 50, and as such only permit one (1) single-detached dwelling per lot. The zone provisions within Section 9 shall apply to the proposed development and a review of the applicable zone provisions are included in the table below:

<b>Regulation</b>	<b>Requirement</b>
Minimum Lot Frontage	22.5 metres
Minimum Lot Depth	30.0 metres
Minimum Lot Area	1,390.0 square metres
Maximum Lot Coverage	25.0 %
Minimum Front Yard	9.0 metres
Minimum Side Yard	1.8 metres
Minimum Flank Yard Depth	6.0 metres
Minimum Rear Yard	10.7 metres

### **Minor Variances**

Several variances are required to lot dimensions and yard setbacks to facilitate the proposed lot fabrics. The variances are as follows:

#### Parts 1-4

1. To permit a minimum lot frontage of 15.5 metres, whereas a minimum lot frontage of 22.5 metres is required.
2. To permit a minimum lot area of 670 square metres, whereas a minimum lot area of 1,390 square metres is required.
3. To permit a minimum front yard of 7.5 metres, whereas a minimum 9.0 metres is required.
4. To permit a maximum lot coverage of 40%, whereas a maximum lot coverage of 25% is required.

#### Part 5

1. To permit a minimum lot frontage of 20.25 metres, whereas a minimum lot frontage of 22.5 metres is required.





2. To permit a minimum lot area of 810 square metres, whereas a minimum lot area of 1,390 square metres is required.
3. To permit a minimum front yard of 7.5 metres, whereas a minimum 9.0 metres is required.
4. To permit a maximum lot coverage of 40% whereas, 25% is required.
5. To permit a minimum side yard of 0.8 metres, whereas a minimum side yard of 1.8 metres is required.
6. To permit a minimum rear yard of 5 metres, whereas a minimum rear yard of 10.7 metres is required.

This minor variance application is made under the authority of Section 45(1) of the Planning Act. Accordingly, a minor variance must meet the requisite four tests as described in Section 45 (1) of the Act. The tests and professional opinion are outlined below:

**1. Do the proposed variances maintain the intent and purpose of the Urban Hamilton Official Plan?**

The proposed variances maintain the intent and purpose of the Urban Hamilton Official Plan as the subject site is designated “Neighbourhoods”, which permits single-detached dwellings. The proposed dwellings will assist in the addition of available housing stock within the neighbourhood, while also capitalizing on the underutilized land as an opportunity for the gentle intensification of the neighbourhood. This development purposes an overall density of 12.35 units per hectare inclusive of the five proposed lots, which is compliant with Section E of the Urban Hamilton Official Plan that permits a maximum residential density of 60 units per hectare.

The proposal conforms to almost every requirement for Lot Creation in the Urban Boundary as described in Chapter F Section 1.14.3. Presently, the only requirement it does not meet is in the absence of municipally provided wastewater systems. It is our understanding that the City of Hamilton aims to extend the wastewater services provided in the area to facilitate the development as planned for in the North-West Glanbrook Secondary Plan. This would likely see truck extensions along the Minor Arterial of Twenty Road West, on which the subject lands lie adjacent. Presently, the sanitary line stops approximately 225 metres from the subject lands. As stated above, it is accepted that development will require the construction of sanitary and stormwater sewer connections. As such, any development fully permitted will meet the requirements of servicing.

The proposed development will feature a use that is permitted under the current Official Plan designation and will adhere to the net residential density provisions as detailed throughout Section E of the Urban Hamilton Official Plan. Further, the proposed residential parcels will conform to the North-West Glanbrook Secondary Plan in their use and density as well as utilizing the rear portion of a large residential lot along Twenty Road West. It is my professional opinion that the proposed variances maintain the intent and purpose of the Urban Hamilton Official Plan.

**2. Do the proposed variances maintain the intent and purpose of the Glanbrook Zoning By-law No. 464?**



The Glanbrook By-law has two similar zones for large-lot residential parcels, Existing Residential "ER" zone and Residential Estate "RE" Zone, as well as a slightly larger Residential Hamlet "RH" Zone and the rural General Agricultural "A1" and Restricted Agricultural "A2" zones. The RE and the RH zones are intended to protect the development form of a very-low-density character area. The Existing Residential "ER" zone is intended to protect existing rural residential lots (ie homes on well water and septic) within the urban area from urban development.

The required variances to City of Hamilton Bylaw No. 6593 are intended to facilitate a desirable built form which is compatible with the existing urban neighbourhood and shall have full servicing connections

### **Lot Frontage**

Parts 1-4 on the submitted severance sketch are proposed to have equal frontages of  $\pm 15.5$  metres, whereas 22.5 metres is required. Part 5, containing the existing dwelling, is proposed to have a frontage on to Silverbirch Boulevard of  $\pm 20.25$  metres.

The frontages proposed, do not conform to the "ER" zone, but are consistent with the surrounding newer urban developments. The single-detached dwellings located north-adjacent to the subject lands have frontage widths of 12 metres and north of these lots, across Whiterock Avenue are single-detached dwellings with 15 metre frontages. The forthcoming development on the west side of Silverbirch Boulevard will consist of Medium Density Block Townhouses.

The five Low-Density lots proposed generally reflect the lot pattern and similar frontages and would continue this streetscape form from Whiterock Avenue down to Twenty Road West. Accordingly, the proposed reduction in the lot frontage requirement is appropriate and compatible with the existing streetscape and maintains the intent of the Zoning By-law.

### **Lot Area**

Part 1 proposes a lot area minimum of 670 square metres, whereas a staggering 1,390 square metres is required. Parts 2-4 would seek a minimum lot area of 660 square metres, and Part 5 would seek a minimum lot area of 810 square metres.

This justification for these lot areas proposed is similar to the justification made above regarding lot frontage. Looking to the surrounding neighbourhoods to the north and west shows a lot pattern consistent to the one being proposed. Along Whiterock Avenue, the adjacent parcels have lot areas of  $\pm 400$  square metres, and across from that  $\pm 625$  square metre lot areas. This proposed lots would be a continuous of this lot pattern and create a consistent built form. Accordingly, the intent of the Zoning By-law is maintained.

### **Yard Setbacks**

Several variances to permit the existing dwelling on Part 5 of the submitted severance will also be required to facilitate the proposed lot fabric. Currently the frontage for the subject lands is along Twenty Road West. While no change to the built form is proposed, Part 5 would technically have frontage along Silverbirch Boulevard, as defined in the Glanbrook Zoning By-law No.464.



To allow for the existing dwelling to remain, a side yard setback of 1.8 metres and a rear yard setback of 5 metres will be required. The side yard setback allows for sufficient space between buildings for stormwater management flows, access, and maintenance. The dwelling that would be located on Part 4 of the severance sketch would require a minimum side yard setback of 1.8 metres. This setback along with the 0.8 metre setback for Part 5, will still provide sufficient space to maintain the intent of the by-law.

The rear yard setback is to provide sufficient private outdoor space as well as stormwater management. Currently, the yard is defined as a side yard and will only be defined technically as the rear yard post-severance. It currently supports access and stormwater management. The proposed Part 5 boundaries still permit the existing patio space located to the north of the dwelling to exist as a private space. Further, the large front yard and flankage yard can accommodate further outdoor use, subject to further by-laws. As such, the intent of the zoning by-law is maintained.

The reduction of the minimum front yard setback to 7.5 metres for the newly created lots is intended to make their development conform to the streetscape of Silverbirch Boulevard. The homes on Whiterock Avenue are setback 5 metres, and the zoning on the west side of Silverbirch permits front yards of 4.5 metres, rear yards of 6.0 metres, and exterior side yards of 3.0 metres.

### **Lot Coverage**

The intent of the lot coverage by-law is to prevent development that would over-develop grounds leading to higher imperviousness of the grounds to control stormwater and loss of outdoor green space. The "ER" zone only permits a coverage of 25% as it is intended to maintain area for septic tanks and separation for cisterns.

The current dwelling only occupies approximately 7.5% of the large lot. Post severance, the existing dwelling would cover approximately 36%. If the subject lands did not convey additional lands for the Twenty Road West widening and associated daylight triangle, this coverage would only be approximately 21%. The existing dwelling on the proposed lot still provides sufficient outdoor space and pervious grounds to help manage stormwater. Further, the dwelling on the proposed lotting would have complied with the 25% requirement were it not for road widening being dedicated.

For all proposed lots, this application seeks a maximum lot coverage of 40%. This will allow for the existing dwelling to remain, as well as provide a sufficient building envelope for Parts 1-4 that is consistent with the adjacent single-detached dwellings to the north which also have a 40% lot coverage. These lot sizes will still provide sufficient green space and impervious ground to help control stormwater flows. As such, the intent of the zoning by-law is maintained.

### **3. Are the proposed variances appropriate for the development of the subject lands?**

As noted above, the variances are intended to facilitate a desirable built form within an urban neighbourhood adjacent to a Minor Arterial Road. As noted above, the proposed variances are consistent with the established character of the neighbourhood and are therefore appropriate for the development of the subject lands.



**4. Are the proposed variances minor in nature?**

The proposed variances reflect the scale and character of this neighbourhood. There are no perceived impacts stemming from the variances to the lot frontage or lot area, lot coverage, and yard setbacks for the existing dwelling as they are in keeping with the general built form, character and existing setbacks found within this neighbourhood. There are no perceived impacts on the neighbourhood stemming from the proposed development and accordingly, it is my professional planning opinion that the variances are minor in nature.

In accordance with the above criteria, variances to permit reduced frontages, lot areas, and yard setbacks along with increased lot coverage will be required to facilitate the creation of the lots for future residential development while preserving the existing dwelling. The lots are generally in keeping with the lot sizes and frontages in the immediate vicinity of the neighbourhood. While the proposed development does not meet the lot standards prescribed in the Zoning By-law, the proposed minor variances will provide relief from these zoning deficiencies, which are minor in nature.

As such, the subject land is appropriate for the redevelopment of as proposed with new servicing connections and has sufficient regard for the matters listed under Section 51 (24) of the *Planning Act*, represents good planning and should be approved

I trust that you will find the enclosed satisfactory for your purposes. Please confirm receipt of this submission and we look forward to being scheduled for the next available hearing date. If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

M. Liam Doherty, MCIP, RPP  
Senior Planner

**A. J. Clarke and Associates Ltd.**

Encl.

Copy via email: Rowena Parayno ([rparayno77@yahoo.ca](mailto:rparayno77@yahoo.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	
<b>Purchaser*</b>			<b>Phone:</b>
			<b>E-mail:</b>
<b>Registered Owners(s)</b>			
<b>Applicant(s)**</b>			
<b>Agent or Solicitor</b>	A.J. Clarke & Associates Ltd. c/o M. Liam Doherty		

\*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	9662 Twenty Road West		
Assessment Roll Number	251890211009000		
Former Municipality	Glanbrook		
Lot	Part of Lot 2	Concession	Con. 1 Glanford
Registered Plan Number		Lot(s)	
Reference Plan Number (s)	62R-13685	Part(s)	Except Pt 1

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:

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## 3 PURPOSE OF THE APPLICATION

3.1 Type and purpose of proposed transaction: (check appropriate box)

- |   |   |
|---|---|
| <input type="checkbox"/> creation of a new lot(s)   | <input checked="" type="checkbox"/> concurrent new lot(s) |
| <input type="checkbox"/> addition to a lot  | <input type="checkbox"/> a lease                          |
| <input type="checkbox"/> an easement  | <input type="checkbox"/> a correction of title            |
| <input type="checkbox"/> validation of title (must also complete section 8)   | <input type="checkbox"/> a charge                         |
| <input type="checkbox"/> cancellation (must also complete section 9)  |   |
| <input type="checkbox"/> creation of a new non-farm parcel (must also complete section 10)<br>( i.e. a lot containing a surplus farm dwelling<br>resulting from a farm consolidation) |   |

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

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

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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:

All dimensions to be provided in metric (m, m<sup>2</sup> or ha), attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*

Identified on Sketch as:	Part 5	Part 1	Part 2	Part 3	Part 4	Part 6
Type of Transfer	N/A					ROW
Frontage	±20.25	±15.55	±15.55	±15.55	±15.55	±12.40
Depth	±42.67	±42.67	±42.67	±42.67	±42.67	±42.67
Area	±810.61	±675.38	±663.46	±663.46	±663.46	±570.83
Existing Use	Residential	Residential/vacant	Residential/vacant	Residential/vacant	Res/Vac	Vacant
Proposed Use	Residential	Residential	Residential	Residential	Resid.	ROW
Existing Buildings/ Structures	1-storey detached dwelling	None	None	None	None	None
Proposed Buildings/ Structures	Single Detached Dwelling (new)	Single Detached Dwelling	Single Detached Dwelling	Single Detached Dwelling	S. D. Dwelling	None
Buildings/ Structures to be Removed	1-storey detached dwelling	n/a	n/a	n/a	n/a	n/a

\* Additional fees apply.

#### 4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

provincial highway

municipal road, seasonally maintained

municipal road, maintained all year

right of way

other public road

b) 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) \_\_\_\_\_

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

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

The application provides for a permitted land use in an appropriate form for lands within the Urban Boundary.

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? ER Existing Residential

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.

Concurrently submitted Minor Variance 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)
<b>An agricultural operation, including livestock facility or stockyard</b> * Submit Minimum Distance Separation Formulae (MDS) if applicable	<input type="checkbox"/>	
<b>A land fill</b>	<input type="checkbox"/>	
<b>A sewage treatment plant or waste stabilization plant</b>	<input type="checkbox"/>	
<b>A provincially significant wetland</b>	<input type="checkbox"/>	
<b>A provincially significant wetland within 120 metres</b>	<input type="checkbox"/>	
<b>A flood plain</b>	<input type="checkbox"/>	
<b>An industrial or commercial use, and specify the use(s)</b>	<input type="checkbox"/>	Office (C3) - ±260m/
<b>An active railway line</b>	<input type="checkbox"/>	
<b>A municipal or federal airport</b>	<input type="checkbox"/>	



## 6 HISTORY OF THE SUBJECT LAND

6.1 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, provide the appropriate application file number and the decision made on the application.

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6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

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6.3 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.

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6.4 How long has the applicant owned the subject land?

December 2022

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6.5 Does the applicant own any other land in the City?  Yes  No

If YES, describe the lands below or attach a separate page.

1. 1465 Upper Sherman Ave, Hamilton

2. 11 Leckie Ave, Hamilton

## 7 PROVINCIAL POLICY

7.1 Is this application consistent with the Policy Statements issued under Section 3 of the *Planning Act*?

Yes  No (Provide explanation)

Please see cover letter.

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

Yes  No (Provide explanation)

Please see cover letter.

7.3 Does this application conform to the Growth Plan for the Greater Golden Horseshoe?

Yes  No (Provide explanation)

Please see cover letter.

7.4 Are the subject lands subject to the Niagara Escarpment Plan?

Yes  No (Provide explanation)

7.5 Are the subject lands subject to the Parkway Belt West Plan?

Yes

No

(Provide explanation)

7.6 Are the subject lands subject to the Greenbelt Plan?

Yes

No

(Provide explanation)

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?

Yes

No

(Provide explanation)

## 8 ADDITIONAL INFORMATION - VALIDATION

8.1 Did the previous owner retain any interest in the subject land?

Yes

No

(Provide explanation)

8.2 Does the current owner have any interest in any abutting land?

Yes

No

(Provide explanation and details on plan)

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

## 9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?

Yes

No

(Provide explanation)

9.2 Does the current owner have any interest in any abutting land?

Yes

No

(Provide explanation and details on plan)

9.3 Why do you require cancellation of a previous consent? (attach additional sheets as necessary)

**10 ADDITIONAL INFORMATION - FARM CONSOLIDATION**

**10.1 Purpose of the Application (Farm Consolidation)**

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate if the consolidation is for:

- Surplus Farm Dwelling Severance from an Abutting Farm Consolidation
- Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation

**10.2 Location of farm consolidation property:**

Municipal Address			
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

**10.3 Rural Hamilton Official Plan Designation(s)**

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 consolidation property.

\_\_\_\_\_

**10.4 Description of farm consolidation property:**

Frontage (m):	Area (m <sup>2</sup> or ha):
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Existing Land Use(s): \_\_\_\_\_ Proposed Land Use(s): \_\_\_\_\_

**10.5 Description of abutting consolidated farm (excluding lands intended to be severed for the surplus dwelling):**

Frontage (m):	Area (m <sup>2</sup> or ha):
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Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

**10.6 Description of surplus dwelling lands proposed to be severed:**

Frontage (m): (from Section 4.1)	Area (m <sup>2</sup> or ha): (from Section 4.1)
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Front yard set back: \_\_\_\_\_

**10.7 Surplus farm dwelling**

a) Date of construction:

- Prior to December 16, 2004
- After December 16, 2004

b) Condition:

- Habitable
- Non-Habitable