



Hamilton

COMMITTEE OF ADJUSTMENT

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

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

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Consent/Land Severance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	HM/B-23:03	SUBJECT PROPERTY:	510 CENTENNIAL PARKWAY N, HAMILTON
-------------------------	-------------------	--------------------------	---------------------------------------

APPLICANTS: Owner: CONFEDERATION PARK SHOPPING CENTRES LIMITED & CONFEDERATION PARK SHOPPING CENTRES II LIMITED
Applicant: ADAM HAWKSWELL & HARRISON IOANNOU

PURPOSE & EFFECT: To permit the conveyance of a parcel of vacant land and to establish easements over a portion of land for a sanitary, storm sewer, watermain and access easements. To retain a parcel of land containing an existing commercial building (to remain).

	Frontage	Depth	Area
SEVERED LANDS (Parts 1, 2, 3, 4, & 5):	5.24 m [±]	53.41 m [±]	0.54 ha [±]
RETAINED LANDS:	281.4 m [±]	426.5 m [±]	12.4 ha [±]
EASEMENT LANDS (Sanitary) (Parts 7, 8, 9, & 10):	11.8 m [±]	104 m [±]	0.09 ha [±]
EASEMENT LANDS (Storm Sewer) (Parts 14, 16, 17, 24, 25, 26 & 27):	N/A m [±]	250 m [±]	0.094 ha [±]
EASEMENT LANDS (Watermain) (Parts 1, 2, 3, 4, & 5):	11.8 m [±]	241 m [±]	0.15 ha [±]
EASEMENT LANDS (Access) (Parts 6, 7, 12, 13, 14, 15, 18, 19, 20, 21, 22 & 23):	11.8 m [±]	536 m [±]	0.19 + 0.47 ha [±]

HM/B-23:03

Associated Planning Act File(s): HM/B-23:04

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, March 9, 2023
TIME:	1:40 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

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

- Visit www.hamilton.ca/committeeofadjustment
- Email Committee of Adjustment staff at cofa@hamilton.ca
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935

PUBLIC INPUT

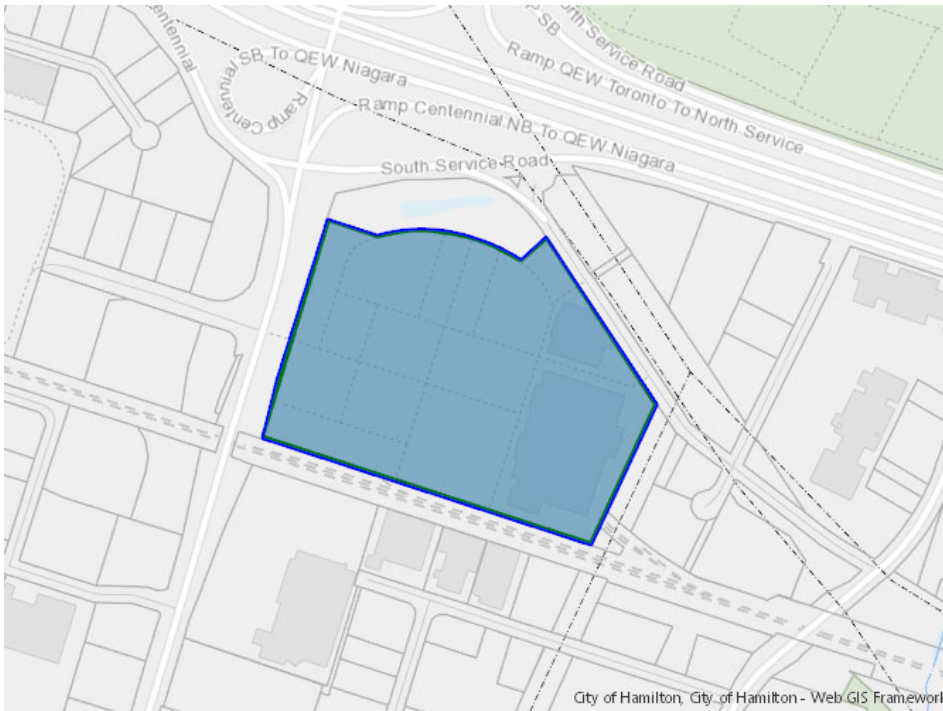
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

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

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding HM/B-23:03, 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 Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



 Subject Lands

DATED: February 21, 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.

If a person or public body that files an appeal of a decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of The City of Hamilton Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of The City of Hamilton Committee of Adjustment by email at cofa@hamilton.ca or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.



Hamilton

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.**

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All comments received by noon two business days before the meeting will be forwarded to the Committee members.

Comments are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeefadjustment

Oral Submissions During the Virtual Meeting

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. **Interested members of the public must register by noon the day before the hearing.**

To register to participate by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221. The following information is required to register: Committee of Adjustment file number that you wish to speak to, the hearing date, name and address of the person wishing to speak, if they will be connecting via phone or video, and if applicable the phone number they will be using to call in. A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

All members of the public who register will be contacted by Committee Staff to confirm details of the registration prior to the Hearing and provide an overview of the public participation process.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

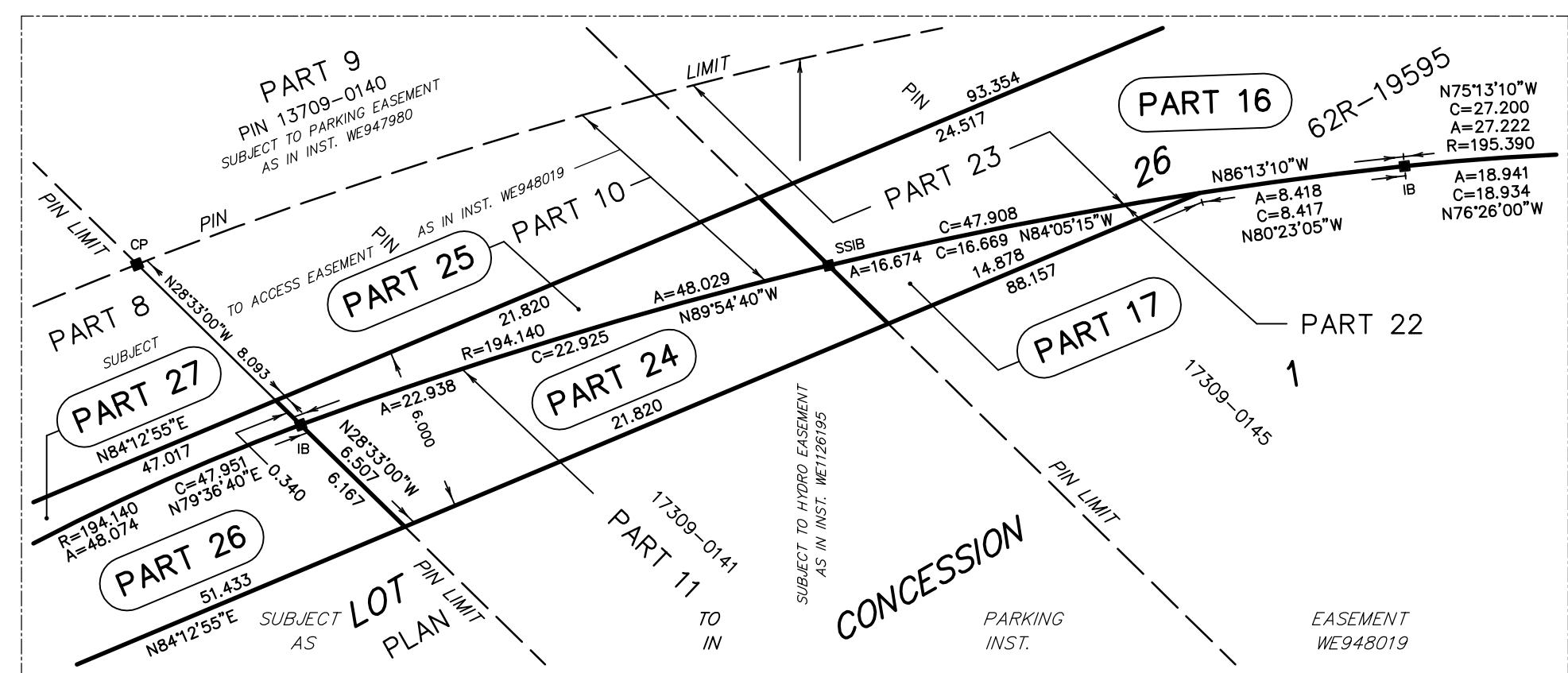
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly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

CENTENNIAL PARKWAY NORTH
(TRANSFERRED TO THE CITY OF HAMILTON BY ORDER-IN-COUNCIL 00-027/178, PLAN 217D MISC. (P-2113-490))
(NAMED BY BY-LAW 69-152, AS INST. WE94820)
PLAN 217S MISC.
(P-2113-499)

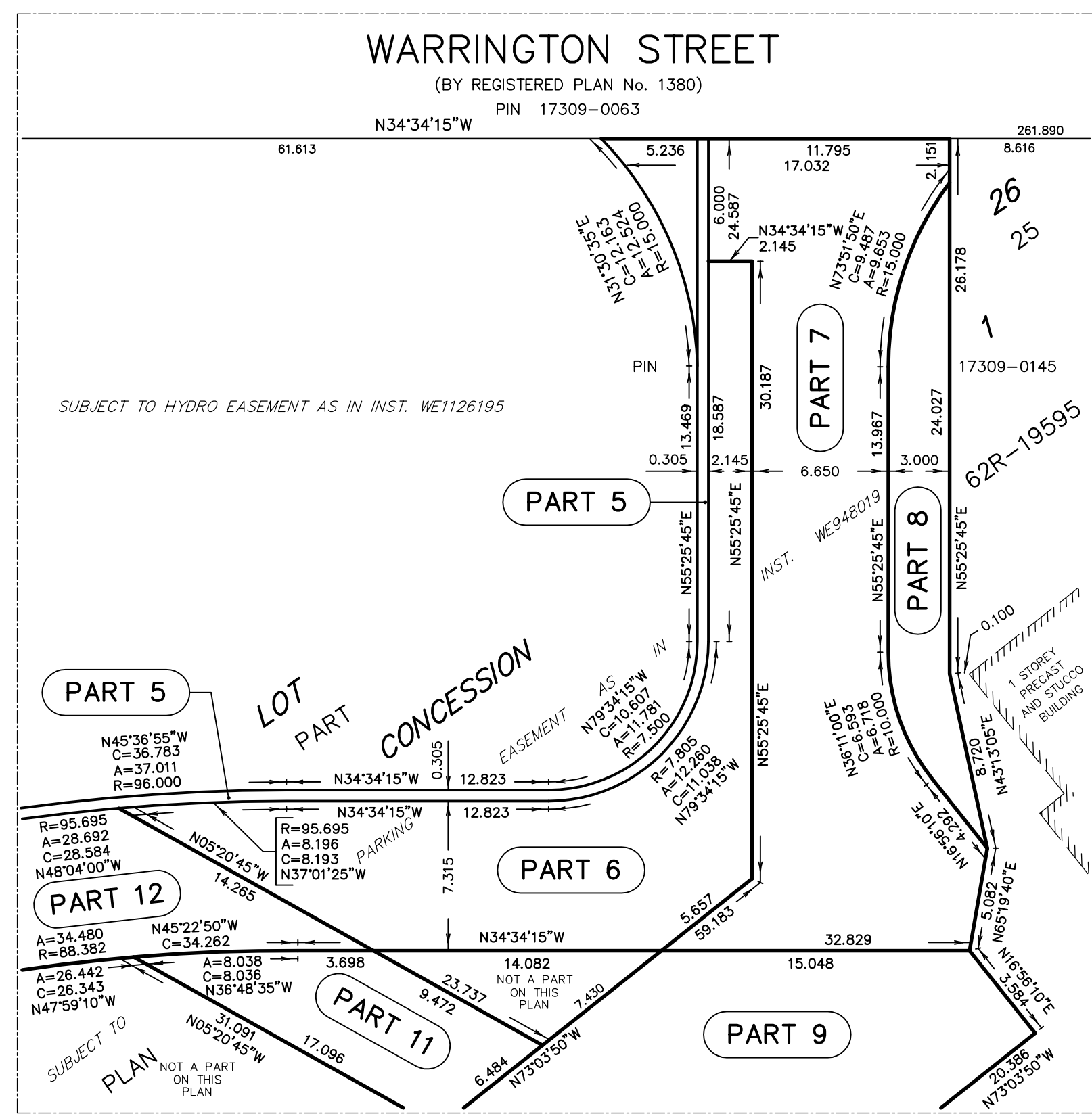
ROAD ALLOWANCE BETWEEN LOTS 26 AND 27

PLAN 181 MISC. (P-2113-4)
PLAN 206 MISC. (P-2113-18)
PLAN 181 MISC. (P-2113-18)
PLAN 206 MISC. (P-2113-18)

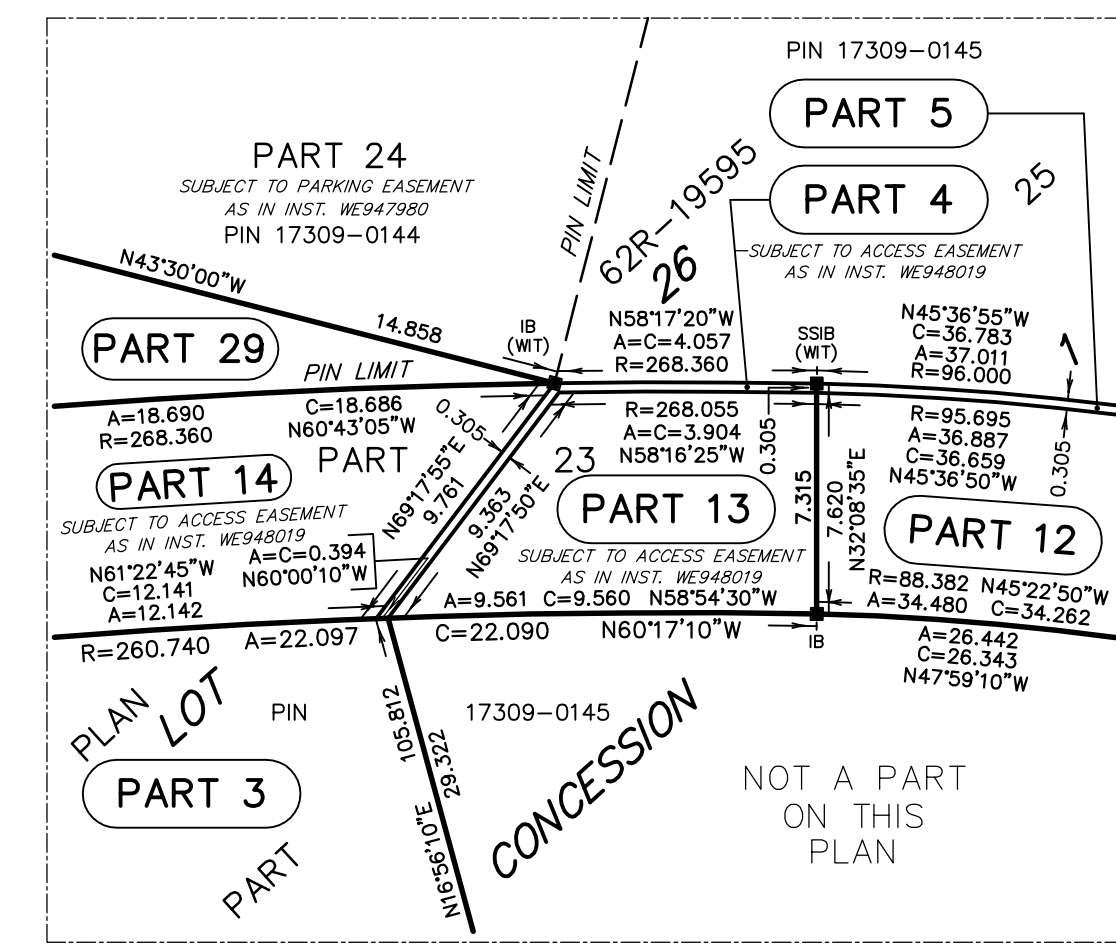
PLAN 181 MISC. (P-2113-4)
PLAN 206 MISC. (P-2113-18)



DETAIL "A" (NOT TO SCALE)



DETAIL "C" (NOT TO SCALE)



DETAIL "B" (NOT TO SCALE)

DATE: DECEMBER 19, 2022

PLAN 62R-

RECEIVED AND DEPOSITED

Date _____ Date _____

Representative for
the Land Registrar for
the Land Titles Division of
WENTWORTH (No. 62)

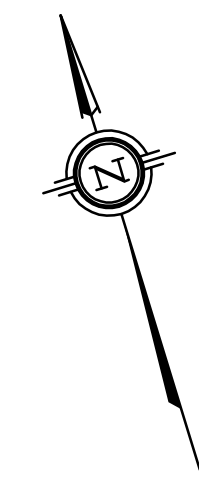
SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA (m ²)
1			PART OF 17309-0002	167.6
2			PART OF 17309-0141	951.7
3				4240.0
4				4.1
5				45.2
6				244.1
7				357.9
8				829.8
9				243.2
10				245.0
11				243.3
12				243.3
13				49.2
14				4.1
15				374.1
16				265.6
17				27.0
18				39.8
19				13.6
20				132.2
21				119.3
22				164.1
23				116.5
24				103.9
25				27.0
26				455.3
27				61.3
28				28.5
29				83.9

PARTS 1 TO 27, BOTH INCLUSIVE - SUBJECT TO HYDRO EASEMENT AS IN INST. WE126195.
PARTS 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 19, 20, 23, 24 AND 26 - SUBJECT TO PARKING EASEMENT AS IN INST. WE948019.
PARTS 4, 13, 14, 15, 16, 18, 25 AND 27 - SUBJECT TO ACCESS EASEMENT AS IN INST. WE948019.
PARTS 28 AND 29 - SUBJECT TO PARKING EASEMENT AS IN INST. WE947980.

PLAN OF SURVEY OF
PART OF LOT 26
CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF SALTFLY)
CITY OF HAMILTON

SCALE 1 : 500
0 5 10 20 30 METRES

HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS



BEARING, DISTANCE AND CO-ORDINATE NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, (81 DEGREES LONGITUDE) NAD83 (CSRS)(2011).

CO-ORDINATES TO UTM ACCURACY PER SEC. 14(2) OF O. REG. 216/10.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999719.

AREAS SHOWN HEREON ARE CALCULATED FROM GROUND DISTANCES.

POINT ID	EASTING	NORTHING
A	4788432.077	4788432.077
B	4789647.683	4788447.683

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

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

- NOTES**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CC DENOTES CUT CROSS
 - CP DENOTES CONCRETE PIN
 - WT DENOTES WITNESS
 - 824 DENOTES A. T. McLAREN O.L.S.
 - 912 DENOTES A. J. CLARKE O.L.S.
 - SCP DENOTES SPECIFIED CONTROL POINT
 - P1 DENOTES PLAN 62R-19595
- ALL BARS FOUND ARE MARKED 912 UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL MISSING PART CORNERS WERE RE-ESTABLISHED BY SETTING AND CONFIRMED BEARINGS AND DISTANCES AS SHOWN ON PLAN 62R-19595 (P1).

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 _____

DATE _____ GARY B. VANDERVEEN
ONTARIO LAND SURVEYOR

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

HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS
1700 LANGSTAFF ROAD, SUITE 1002
VAUGHAN, ON L4K 3S3
PHONE: 905-860-4000 EMAIL: h.vj@hvj.com

SCALE: 1:500 DRAWN BY: T.P. CHKD. BY: G.V. JOB NO: 15-2405-REF1

SKETCH SHOWING PROPOSED SEVERANCE OF LANDS OF
 CONFEDERATION PARK SHOPPING CENTRES II LIMITED AND
 CONFEDERATION PARK SHOPPING CENTRES LIMITED

CITY OF HAMILTON

LANDS TO BE
 CONVEYED
 AREA =
 5406.6 SQ. M.

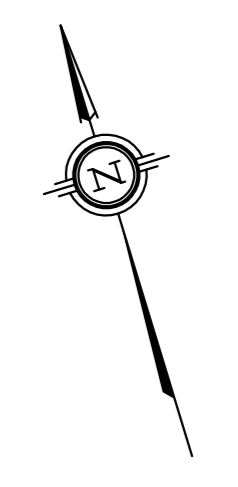
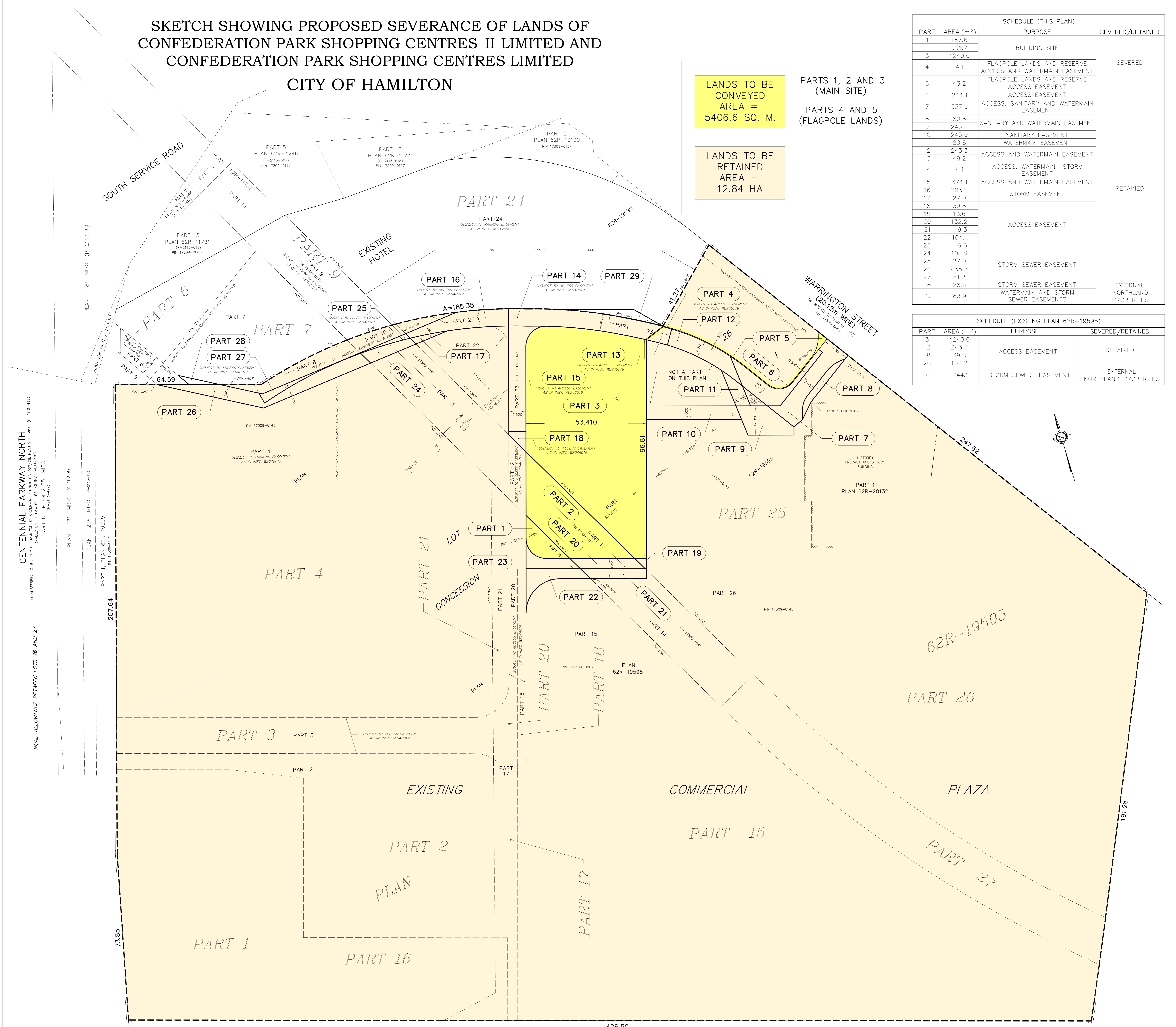
PARTS 1, 2 AND 3
 (MAIN SITE)

LANDS TO BE
 RETAINED
 AREA =
 12.84 HA

PARTS 4 AND 5
 (FLAGPOLE LANDS)

SCHEDULE (THIS PLAN)			
PART	AREA (m ²)	PURPOSE	SEVERED/RETAINED
1	167.6	BUILDING SITE	SEVERED
2	951.7		
3	4240.0		
4	4.1	FLAGPOLE LANDS AND RESERVE ACCESS AND WATERMAIN EASEMENT	SEVERED
5	43.2	FLAGPOLE LANDS AND RESERVE ACCESS EASEMENT	
6	244.1	ACCESS EASEMENT	
7	337.9	ACCESS, SANITARY AND WATERMAIN EASEMENT	
8	80.8	SANITARY AND WATERMAIN EASEMENT	
9	243.2	SANITARY EASEMENT	
10	245.0	WATERMAIN EASEMENT	
11	80.8	ACCESS AND WATERMAIN EASEMENT	
12	243.3	ACCESS, WATERMAIN STORM EASEMENT	
13	49.2	ACCESS AND WATERMAIN EASEMENT	
14	4.1	ACCESS, WATERMAIN STORM EASEMENT	
15	374.1	ACCESS AND WATERMAIN EASEMENT	
16	283.6	STORM EASEMENT	
17	27.0	ACCESS EASEMENT	
18	39.8		
19	13.6		
20	132.2	ACCESS EASEMENT	
21	119.3		
22	164.1		
23	116.5	STORM SEWER EASEMENT	
24	103.9		
25	27.0		
26	435.3	STORM SEWER EASEMENT	
27	61.3		
28	28.5		
29	83.9	STORM SEWER EASEMENT, WATERMAIN AND STORM SEWER EASEMENTS	EXTERNAL, NORTHLAND PROPERTIES

SCHEDULE (EXISTING PLAN 62R-19595)			
PART	AREA (m ²)	PURPOSE	SEVERED/RETAINED
3	4240.0	ACCESS EASEMENT	RETAINED
12	243.3		
18	39.8		
20	132.2	STORM SEWER EASEMENT	EXTERNAL, NORTHLAND PROPERTIES
6	244.1		



SEVERANCE LANDS

SKETCH SHOWING PROPOSED SEVERANCE OF LANDS OF
 CONFEDERATION PARK SHOPPING CENTRES II LIMITED AND
 CONFEDERATION PARK SHOPPING CENTRES LIMITED

CITY OF HAMILTON

LANDS TO BE
 CONVEYED
 AREA =
 5406.6 SQ. M.

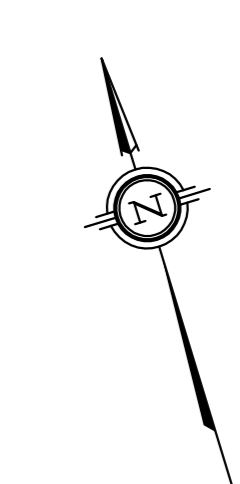
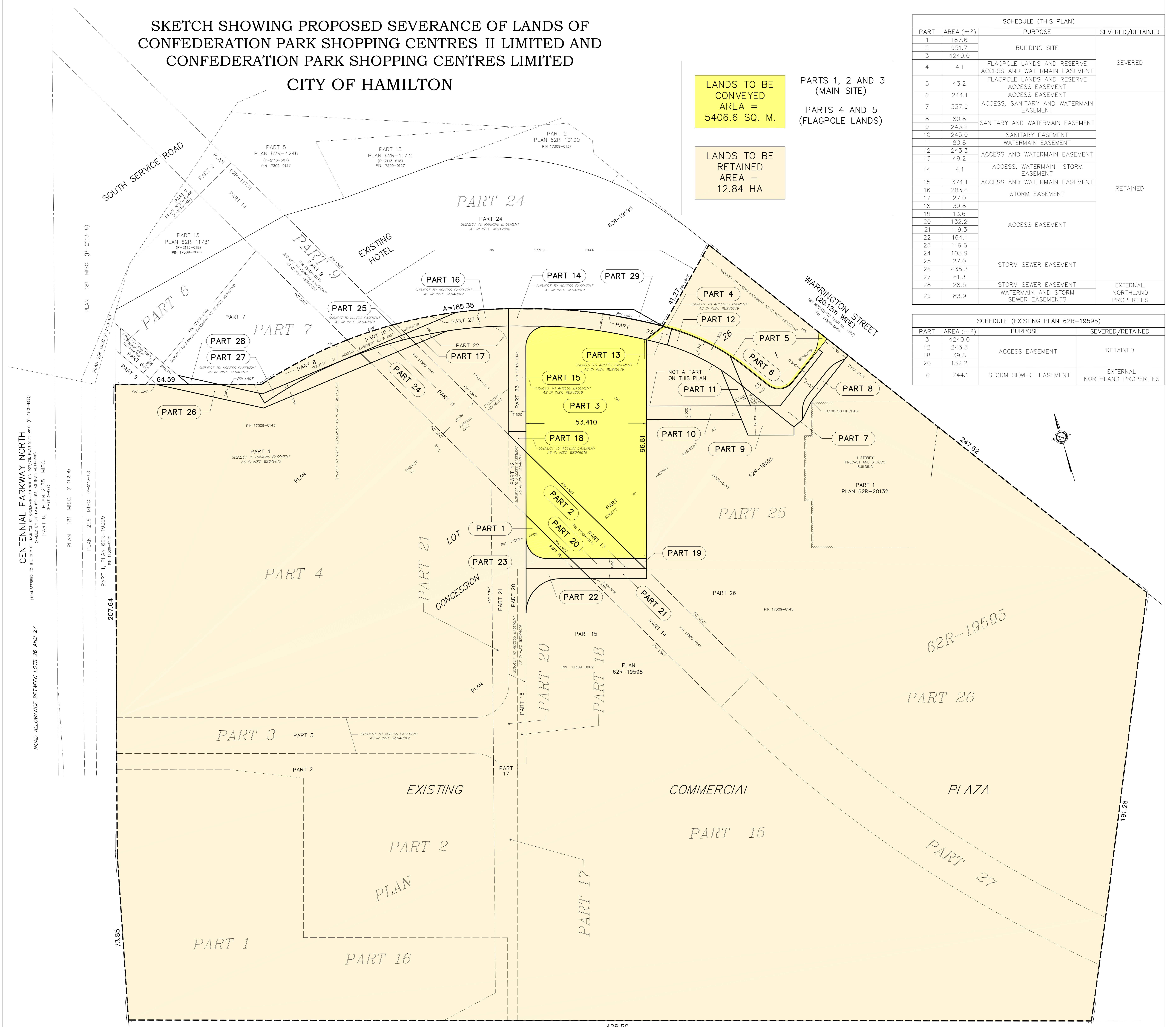
PARTS 1, 2 AND 3
 (MAIN SITE)

PARTS 4 AND 5
 (FLAGPOLE LANDS)

LANDS TO BE
 RETAINED
 AREA =
 12.84 HA

SCHEDULE (THIS PLAN)			
PART	AREA (m ²)	PURPOSE	SEVERED/RETAINED
1	167.6	BUILDING SITE	SEVERED
2	951.7		
3	4240.0		
4	4.1	FLAGPOLE LANDS AND RESERVE ACCESS AND WATERMAIN EASEMENT	SEVERED
5	43.2	FLAGPOLE LANDS AND RESERVE ACCESS EASEMENT	
6	244.1	ACCESS EASEMENT	
7	337.9	ACCESS, SANITARY AND WATERMAIN EASEMENT	
8	80.8	SANITARY AND WATERMAIN EASEMENT	
9	243.2	SANITARY EASEMENT	
10	245.0	WATERMAIN EASEMENT	
11	80.8	ACCESS AND WATERMAIN EASEMENT	
12	243.3	ACCESS, WATERMAIN STORM EASEMENT	
13	49.2	ACCESS AND WATERMAIN EASEMENT	
14	4.1	ACCESS, WATERMAIN STORM EASEMENT	
15	374.1	ACCESS AND WATERMAIN EASEMENT	
16	283.6	STORM EASEMENT	
17	27.0	ACCESS EASEMENT	
18	39.8		
19	13.6		
20	132.2	ACCESS EASEMENT	
21	119.3		
22	164.1		
23	116.5	STORM SEWER EASEMENT	
24	103.9		
25	27.0		
26	435.3	STORM SEWER EASEMENT	
27	61.3		
28	28.5		
29	83.9	STORM SEWER EASEMENT, WATERMAIN AND STORM SEWER EASEMENTS	EXTERNAL, NORTHLAND PROPERTIES

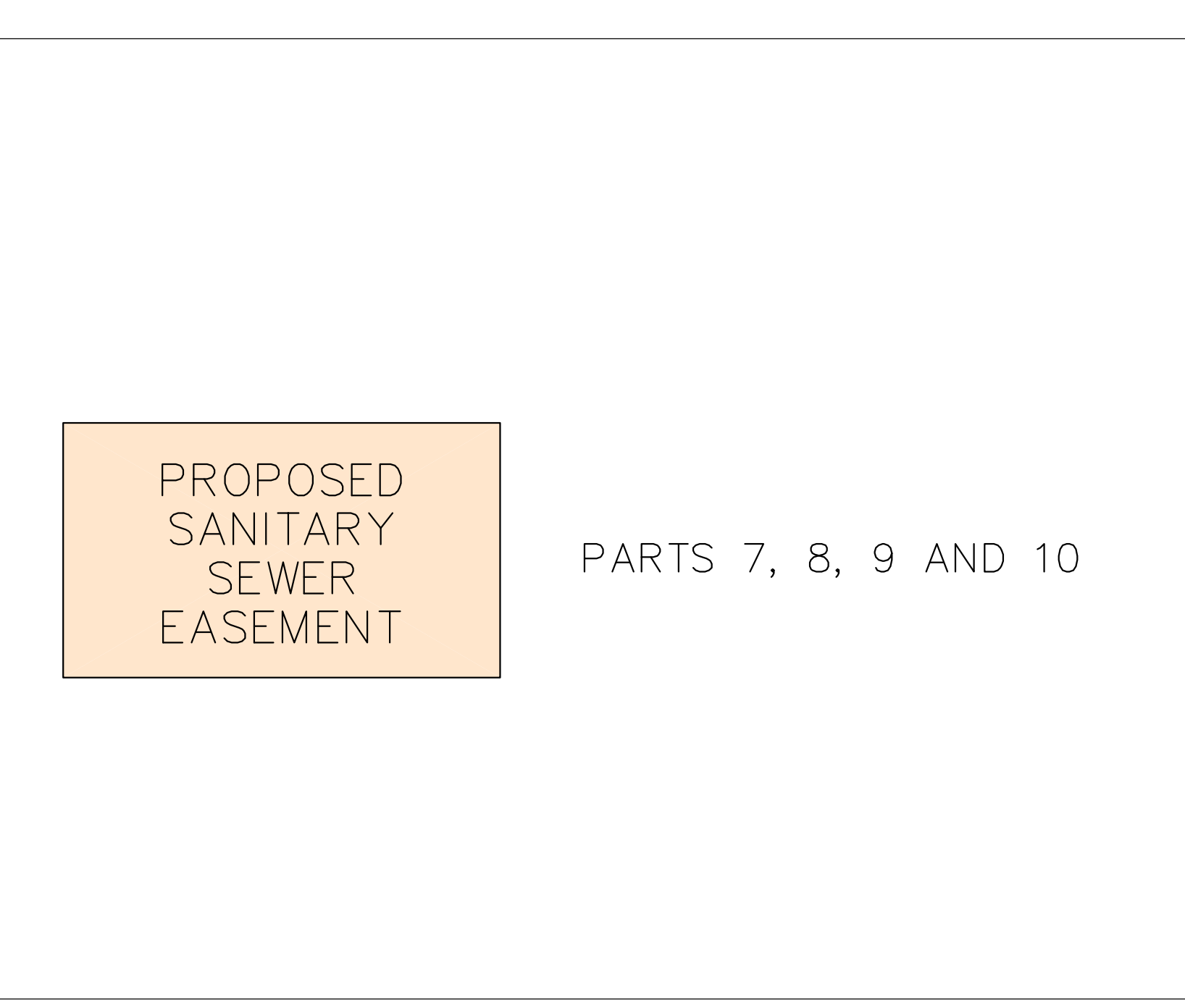
SCHEDULE (EXISTING PLAN 62R-19595)			
PART	AREA (m ²)	PURPOSE	SEVERED/RETAINED
3	4240.0	ACCESS EASEMENT	RETAINED
12	243.3		
18	39.8		
20	132.2		
6	244.1	STORM SEWER EASEMENT	EXTERNAL, NORTHLAND PROPERTIES



SEVERANCE LANDS

SOUTH SERVICE ROAD

WARRINGTON STREET
(BY REGISTERED PLAN NO. 1380)
PIN 17309-0043



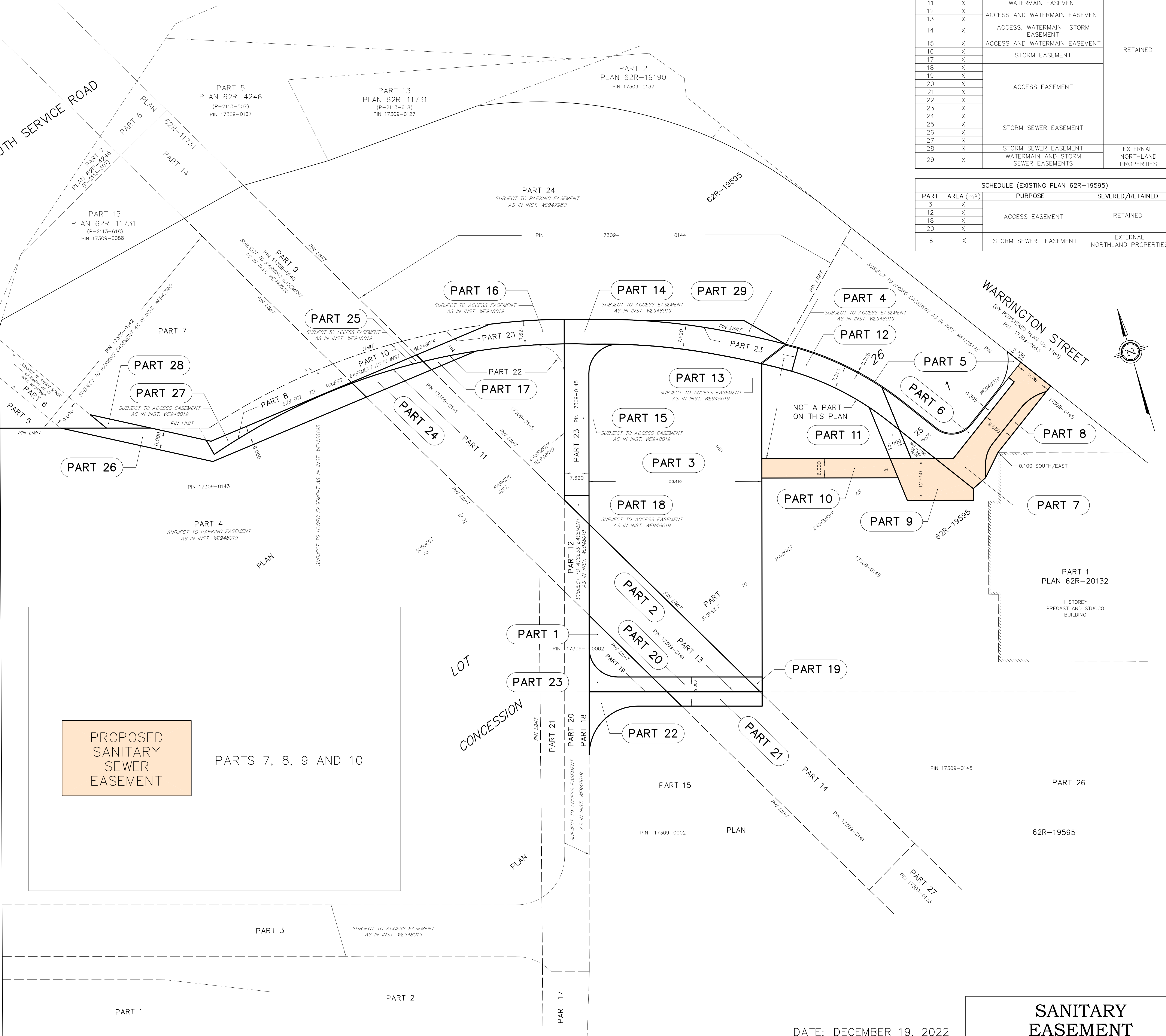
SCHEDULE (THIS PLAN)			
PART	AREA (m ²)	PURPOSE	SEVERED/RETAINED
1	167.6	BUILDING SITE	SEVERED
2	951.7		
3	4240.0		
4	4.1	FLAGPOLE LANDS AND RESERVE	RETAINED
5	43.2	ACCESS EASEMENT	
6	X	ACCESS EASEMENT	
7	X	ACCESS, SANITARY AND WATERMAIN EASEMENT	
8	X	SANITARY AND WATERMAIN EASEMENT	
9	X	SANITARY EASEMENT	
10	X	WATERMAIN EASEMENT	
11	X	ACCESS AND WATERMAIN EASEMENT	
12	X	ACCESS, WATERMAIN STORM EASEMENT	
13	X	ACCESS AND WATERMAIN EASEMENT	
14	X	ACCESS EASEMENT	
15	X	ACCESS AND WATERMAIN EASEMENT	
16	X	STORM EASEMENT	
17	X	ACCESS EASEMENT	
18	X		
19	X		
20	X	STORM SEWER EASEMENT	
21	X		
22	X		
23	X	STORM SEWER EASEMENT	
24	X		
25	X		
26	X	STORM SEWER EASEMENT	
27	X		
28	X		
29	X	WATERMAIN AND STORM SEWER EASEMENTS	EXTERNAL, NORTHLAND PROPERTIES

SCHEDULE (EXISTING PLAN 62R-19595)			
PART	AREA (m ²)	PURPOSE	SEVERED/RETAINED
3	X	ACCESS EASEMENT	RETAINED
12	X		
18	X		
20	X	STORM SEWER EASEMENT	EXTERNAL, NORTHLAND PROPERTIES
6	X		

CENTENNIAL PARKWAY NORTH
(TRANSFERRED TO THE CITY OF HAMILTON BY ORDER-IN-COUNCIL 05-307/78, PLAN 2175 MISC. (P-2113-499)
(NAMED BY O.P.-CAN 69-153, AS INST. WE948019)
PART 6, PLAN 2175 MISC. (P-2113-499)

ROAD ALLOWANCE BETWEEN LOTS 26 AND 27

PLAN 181 MISC. (P-2113-6)
PLAN 206 MISC. (P-2113-18)
PART 1, PLAN 62R-19099
PIN 17309-0135



DATE: DECEMBER 19, 2022

SANITARY EASEMENT

SOUTH SERVICE ROAD

WARRINGTON STREET
(BY REGISTERED PLAN NO. 1380)
PIN 17309-0063

PLAN 181 MISC. (P-2113-6)

PLAN 181 MISC. (P-2113-6)

PLAN 206 MISC. (P-2113-18)

PLAN 17309-0135

PLAN 17309-0135

PLAN 206 MISC. (P-2113-18)

PLAN 17309-0135

PLAN 17309-0135

PLAN 17309-0135

PROPOSED STORM SEWER EASEMENT SMARTCENTRE	PARTS 14, 16, 17, 24, 25, 26 AND 27
PROPOSED STORM SEWER EASEMENT NORTHLAND PROPERTIES	PARTS 28 AND 29
EXISTING STORM SEWER EASEMENT NORTHLAND PROPERTIES	PART 6, PLAN 62R-19595 INST. WE947980

SCHEDULE (THIS PLAN)			
PART	AREA (m ²)	PURPOSE	SEVERED/RETAINED
1	167.6	BUILDING SITE	SEVERED
2	951.7		
3	4240.0		
4	4.1	FLAGPOLE LANDS AND RESERVE ACCESS AND WATERMAIN EASEMENT	SEVERED
5	43.2		
6	X	ACCESS EASEMENT	RETAINED
7	X	ACCESS, SANITARY AND WATERMAIN EASEMENT	
8	X	SANITARY AND WATERMAIN EASEMENT	
9	X	SANITARY EASEMENT	
10	X	WATERMAIN EASEMENT	
11	X	ACCESS AND WATERMAIN EASEMENT	
12	X	ACCESS, WATERMAIN STORM EASEMENT	
13	X	ACCESS AND WATERMAIN EASEMENT	
14	X	ACCESS EASEMENT	
15	X	ACCESS AND WATERMAIN EASEMENT	
16	X	STORM EASEMENT	
17	X	ACCESS EASEMENT	
18	X	ACCESS EASEMENT	
19	X	ACCESS EASEMENT	
20	X	ACCESS EASEMENT	
21	X	ACCESS EASEMENT	
22	X	ACCESS EASEMENT	
23	X	ACCESS EASEMENT	
24	X	ACCESS EASEMENT	
25	X	ACCESS EASEMENT	
26	X	STORM SEWER EASEMENT	
27	X	STORM SEWER EASEMENT	
28	X	STORM SEWER EASEMENT	
29	X	STORM SEWER EASEMENT	
		EXTERNAL WATERMAIN AND STORM SEWER EASEMENTS	EXTERNAL, NORTHLAND PROPERTIES

SCHEDULE (EXISTING PLAN 62R-19595)			
PART	AREA (m ²)	PURPOSE	SEVERED/RETAINED
3	X	ACCESS EASEMENT	RETAINED
12	X		
18	X		
20	X	STORM SEWER EASEMENT	EXTERNAL NORTHLAND PROPERTIES
6	X		

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

PLAN 17309-0142

CENTENNIAL PARKWAY NORTH

CENTENNIAL PARKWAY NORTH

CENTENNIAL PARKWAY NORTH

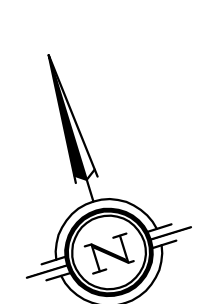
CENTENNIAL PARKWAY NORTH

ROAD ALLOWANCE BETWEEN LOTS 26 AND 27

ROAD ALLOWANCE BETWEEN LOTS 26 AND 27

ROAD ALLOWANCE BETWEEN LOTS 26 AND 27

ROAD ALLOWANCE BETWEEN LOTS 26 AND 27



DATE: DECEMBER 19, 2022

STORM SEWER EASEMENTS

SOUTH SERVICE ROAD

WARRINGTON STREET
(BY REGISTERED PLAN NO. 1380)
PIN 17309-0043

CENTENNIAL PARKWAY NORTH
(TRANSFERRED TO THE CITY OF HAMILTON BY ORDER-IN-COUNCIL 05-307/78; PLAN 2175 MISC. (P-2113-499)
(NAMED BY O.P.-CAN 69-153, AS INST. WE948019)
PART 6, PLAN 2175 MISC. (P-2113-499)

PROPOSED WATERMAIN EASEMENT
SMARTCENTRE LANDS

DEDICATE OVER PARTS 7, 8, 9, 11, 12, 13, 14 AND 15
RESERVE OVER PART 4

PROPOSED WATERMAIN EASEMENT
NORTHLAND PROPERTIES

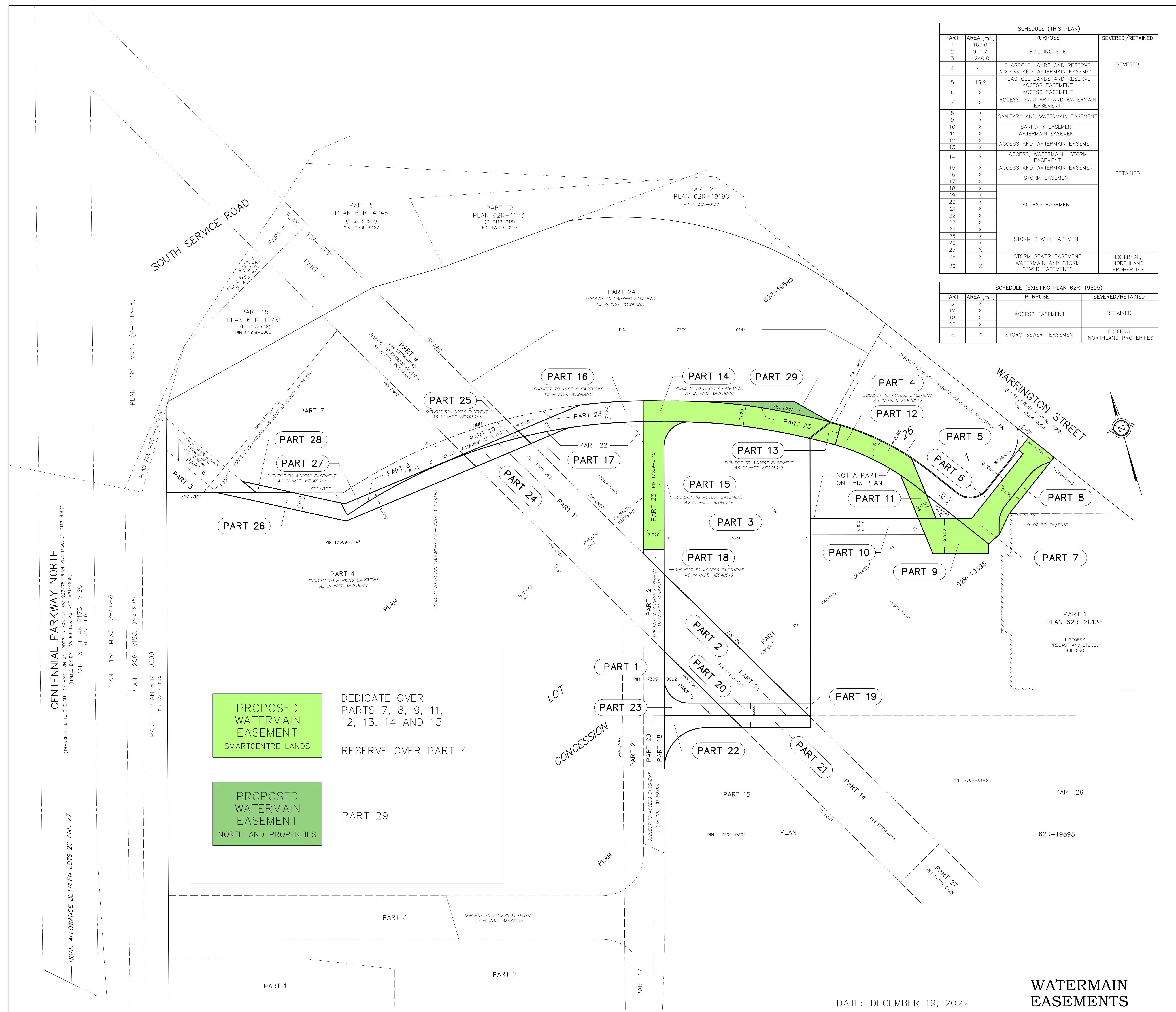
PART 29

DATE: DECEMBER 19, 2022

WATERMAIN EASEMENTS

SCHEDULE (THIS PLAN)			
PART	AREA (m ²)	PURPOSE	SEVERED/RETAINED
1	167.6	BUILDING SITE	SEVERED
2	951.7		
3	4240.0		
4	4.1	FLAGPOLE LANDS AND RESERVE ACCESS AND WATERMAIN EASEMENT	SEVERED
5	43.2		
6	X	ACCESS EASEMENT	RETAINED
7	X		
8	X	ACCESS, SANITARY AND WATERMAIN EASEMENT	RETAINED
9	X		
10	X	SANITARY AND WATERMAIN EASEMENT	RETAINED
11	X		
12	X	WATERMAIN EASEMENT	RETAINED
13	X		
14	X	ACCESS AND WATERMAIN EASEMENT	RETAINED
15	X		
16	X	ACCESS AND WATERMAIN EASEMENT	RETAINED
17	X		
18	X	STORM EASEMENT	RETAINED
19	X		
20	X	ACCESS EASEMENT	RETAINED
21	X		
22	X	ACCESS EASEMENT	RETAINED
23	X		
24	X	STORM SEWER EASEMENT	RETAINED
25	X		
26	X	STORM SEWER EASEMENT	RETAINED
27	X		
28	X	STORM SEWER EASEMENT	EXTERNAL, NORTHLAND PROPERTIES
29	X		

SCHEDULE (EXISTING PLAN 62R-19595)			
PART	AREA (m ²)	PURPOSE	SEVERED/RETAINED
3	X	ACCESS EASEMENT	RETAINED
12	X		
18	X		
20	X	STORM SEWER EASEMENT	EXTERNAL, NORTHLAND PROPERTIES
6	X		



PLAN 181 MISC. (P-2113-6)

PLAN 206 MISC. (P-2113-18)

PLAN 17309-0135

PLAN 17309-0145

PLAN 17309-0141

PLAN 17309-0127

PLAN 62R-11731

PLAN 62R-4246

PLAN 62R-11731

PLAN 62R-19190

PLAN 62R-19595

PLAN 62R-20132

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0123

PLAN 17309-0142

PLAN 17309-0143

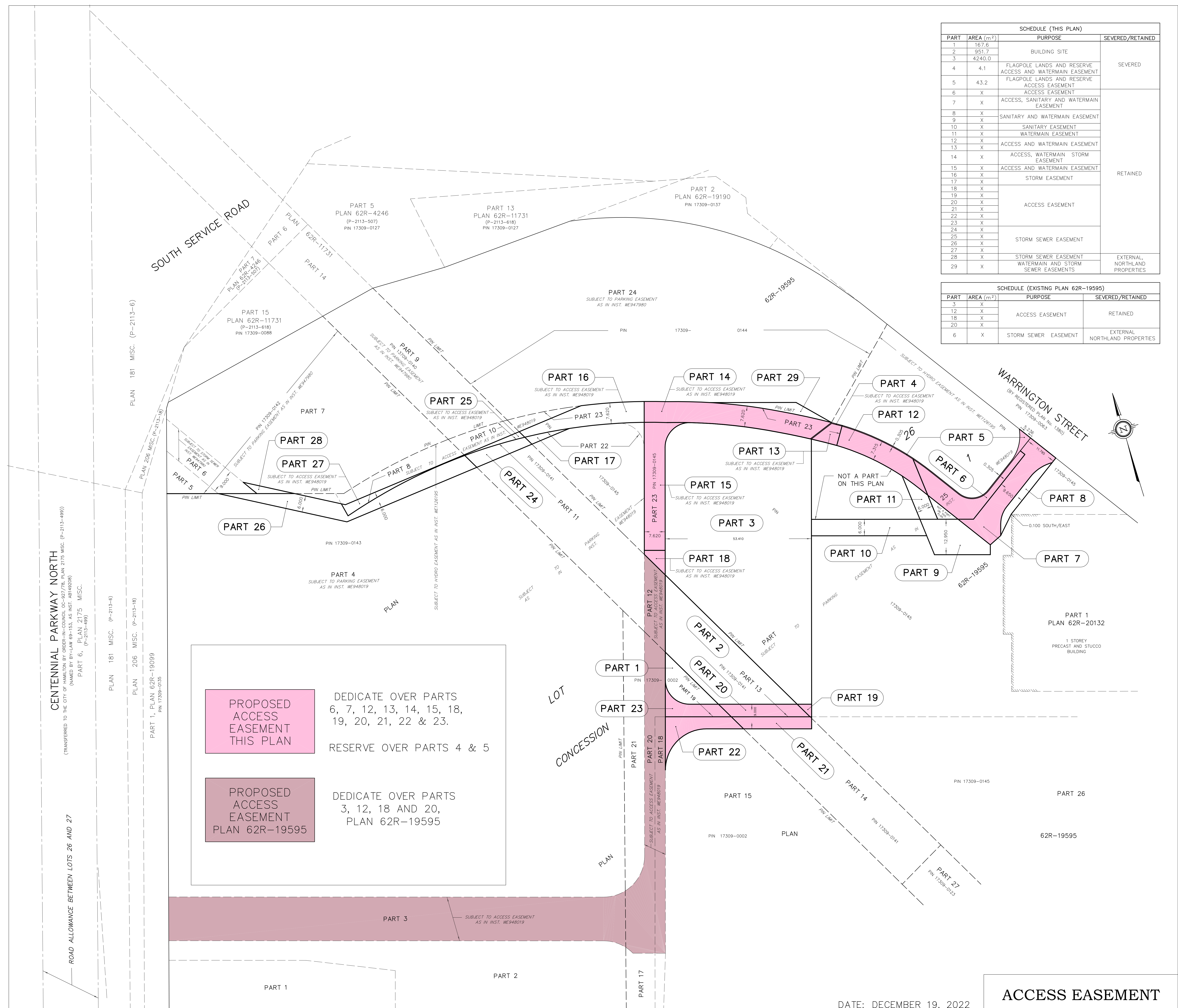
PLAN 17309-0145

PLAN 17309-0145

PLAN 17309-0

SCHEDULE (THIS PLAN)			
PART	AREA (m ²)	PURPOSE	SEVERED/RETAINED
1	167.6	BUILDING SITE	SEVERED
2	951.7		
3	4240.0		
4	4.1	FLAGPOLE LANDS AND RESERVE ACCESS AND WATERMAIN EASEMENT	SEVERED
5	43.2		
6	X	ACCESS EASEMENT	RETAINED
7	X		
8	X	ACCESS, SANITARY AND WATERMAIN EASEMENT	
9	X		
10	X	SANITARY AND WATERMAIN EASEMENT	
11	X		
12	X	SANITARY EASEMENT	
13	X		
14	X	ACCESS AND WATERMAIN EASEMENT	
15	X		
16	X	ACCESS AND WATERMAIN EASEMENT	
17	X		
18	X	STORM EASEMENT	
19	X		
20	X	ACCESS EASEMENT	
21	X		
22	X		
23	X	ACCESS EASEMENT	
24	X		
25	X	STORM SEWER EASEMENT	
26	X		
27	X	STORM SEWER EASEMENT	
28	X		
29	X	STORM SEWER EASEMENT, WATERMAIN AND STORM SEWER EASEMENTS	EXTERNAL, NORTHLAND PROPERTIES

SCHEDULE (EXISTING PLAN 62R-19595)			
PART	AREA (m ²)	PURPOSE	SEVERED/RETAINED
3	X	ACCESS EASEMENT	RETAINED
12	X		
18	X		
20	X	STORM SEWER EASEMENT	EXTERNAL NORTHLAND PROPERTIES
6	X		



PROPOSED ACCESS EASEMENT THIS PLAN
 DEDICATE OVER PARTS 6, 7, 12, 13, 14, 15, 18, 19, 20, 21, 22 & 23.
 RESERVE OVER PARTS 4 & 5

PROPOSED ACCESS EASEMENT PLAN 62R-19595
 DEDICATE OVER PARTS 3, 12, 18 AND 20,
 PLAN 62R-19595

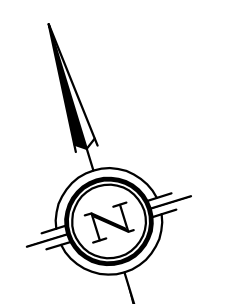
DATE: DECEMBER 19, 2022

ACCESS EASEMENT

CENTENNIAL PARKWAY NORTH
 (TRANSFERRED TO THE CITY OF HAMILTON BY ORDER-IN-COUNCIL 05-307/78; PLAN 2175 MISC. (P-2113-499)
 (MADE BY O.P.-CAN 69-153, AS INST. WE948019)
 PART 6, PLAN 2175 MISC. (P-2113-499)

ROAD ALLOWANCE BETWEEN LOTS 26 AND 27

PLAN 181 MISC. (P-2113-6)
 PLAN 206 MISC. (P-2113-18)
 PART 1, PLAN 62R-19099
 PIN 17309-0135





SMARTCENTRES®
REAL ESTATE INVESTMENT TRUST

3200 HIGHWAY 7 • VAUGHAN, ON • L4K 5Z5
T 905 326 6400 • F 905 326 0783

DELIVERED VIA EMAIL

DATE January 25, 2023

TO: Committee of Adjustment
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

**RE: Consent to Sever and Create Private Easement(s) Application
510 Centennial Parkway North – Self Storage Facility**

On behalf of Confederation Park Shopping Centres Limited (“CP”) and Confederation Park Shopping Centres II Limited. (“CP II”) (collectively, “SmartCentres”), we are pleased to present you with our application to sever lands at 510 Centennial Parkway N (“the site”) for a 4-storey Self Storage facility totaling a gross floor area of 12,482 m2. The site is located within an existing shopping centre in the City of Hamilton and is bounded by a railroad track to the south, Centennial Parkway N to the west, QEW to the north and industrial uses to the east. Our Zoning and Official Plan applications for the self-storage development (UHOPA-21-019 and ZAC-21-041) were approved in August of 2022 and formally came into force in September of 2022.

The Consent Application contemplates the severance of the ~1.34 acre self-storage lands from the larger shopping center lands, as well as the establishment of easements for access and servicing.

There are two (2) related Consent Applications submitted as part of this package:

#	Property Address	Applicant	Registered Owners	Subject Land Existing PIN(s)	Application Purpose
1	510 Centennial Parkway N, Hamilton	SmartCentres REIT	Confederation Park Shopping Centres Limited and Confederation Park Shopping Centres II Limited	17309-0145 17309-0141 17309-0002 17309-0143 17309-0123	<ul style="list-style-type: none"> • Severance • Access Easement • Sanitary Easement • Storm Sewer Easement • Watermain Easement
2	560 Centennial Parkway N, Hamilton	SmartCentres REIT	Northland Properties Corporation	17309-0142 17309-0144 17309-0140	<ul style="list-style-type: none"> • Storm Sewer Easement • Watermain Easement

An outline of the separate Consent Certificates that are being requested is listed below, as well as a Part Schedule that outlines the easements and status of the parts. Further description of the components of the Committee of Adjustment Request for each respective Consent Application is appended to the application forms as Schedule “A”. The below summary, Part Table and Schedule “A” descriptions should be read in conjunction with the draft R-Plan dated December 19, 2022 (“Plan 62R-_____”), as well as the five (5) easement sketches prepared by Holding Jones Vanderveen Inc. Surveyors.

Five (5) separate Consent Certificates are requested as follows:

1. Confederation Park Shopping Centres Limited to sever Parts 1 and 2 (Draft R-Plan 62R-_____) and grant easements over:
 - i. Parts 20, 21, 22, 23, 24, 25 (Draft R-Plan 62R-____); and
 - ii. Parts 12, 18 and 20 (Existing Plan 62R-19595).
2. Confederation Park Shopping Centres II Limited to sever Parts 3, 4, and 5, and grant easements over Parts 6-19, and reserve over Parts 4 and 5 (Draft R-Plan 62R-_____).
3. Confederation Park Shopping Centres Limited to grant easements over:
 - i. Parts 26 and 27 (Draft R-Plan 62R-____); and
 - ii. Part 3 (Existing Plan 62R-19595).
4. Northland Properties Corporation to grant easements to Confederation Park Shopping Centres Limited and Confederation Park Shopping Centres II Limited over Parts 28 and 29 (Draft R-Plan 62R-_____).
5. Confederation Park Shopping Centres II Limited to grant easement to Confederation Park Shopping Centres Limited over Parts 4 and 5 (Draft R-Plan 62R-_____).

Draft R-Plan 62R_____				
PART	PIN 17309	OWNER	PURPOSE	SEVERED / RETAINED
1	-0002	CP	Building Site	Severed
2	-0141	CP		Severed
3	-0145	CP II		Severed
4	-0145	CP II	Flagpole Lands and Reserve Access and Watermain Easement	Severed
5	-0145	CP II	Flagpole Lands and Reserve Access Easement	Severed
6	-0145	CP II	Access Easement	Retained
7	-0145	CP II	Access, Sanitary, and Watermain Easement	
8	-0145	CP II	Sanitary and Watermain Easement	
9	-0145	CP II		
10	-0145	CP II	Sanitary Easement	
11	-0145	CP II	Watermain Easement	
12	-0145	CP II	Access and Watermain Easement	
13	-0145	CP II		
14	-0145	CP II	Access, Watermain, and Storm Easement	
15	-0145	CP II	Access and Watermain Easement	
16	-0145	CP II	Storm Easement	
17	-0145	CP II		
18	-0145	CP II	Access Easement	
19	-0145	CP II		
20	-0141	CP		
21	-0141	CP		
22	-0002	CP	Storm Sewer Easement	
23	-0002	CP		
24	-0141	CP		
25	-0141	CP		
26	-0143	CP		
27	-0143	CP		
28	-0142	Northland	Storm Sewer Easement	External, Northland Properties
29	-0144	Northland	Watermain and Storm Sewer Easements	

Existing Plan 62R-19595				
PART	PIN 17309	OWNER	PURPOSE	SEVERED / RETAINED
3	-0143	CP	Access Easement	Retained
12	-0141	CP		
18	-0002	CP		
20	-0002	CP		
6	-0142	Northland	Storm Sewer Easement (<i>Existing Easement for Reference Only</i>)	External, Northland Properties

Submission Description

We are pleased to submit the materials outlined in Appendix "A" as part of our Consent Applications.

Should you have any questions or require additional copies of the items, please feel free to contact me at 905-326-6400 ext 7746 or at hioannou@smartcentres.com.

Respectfully Submitted,

Harrison Ioannou, Development Manager

SmartCentres REIT

cc: Allan Scully – SmartCentres
Bliss Edwards - SmartStop
Scott Thomson – Northland Properties Corporation
Adam Hawkswell – SmartCentres
Matthew Stonehouse – SmartCentres

Appendix “A”
Consent Application Supporting Documentation

Supporting Documentation Provided

- **Cover Letter**, *including Part Schedule*.
- **Two (2) Application Forms, each including a Schedule “A” Description of Request:**
 - i. **Application #1** - Confederation Park Shopping Centres Limited and Confederation Park Shopping Centres II Limited Lands
 - ii. **Application #2** - Northland Properties Corporation Lands
- **Scanned Copy of Two (2) Cheques Submitted for Consent Application**, in the amounts of:
 - i. **Cheque #1:** \$2,985 for Confederation Park Shopping Centres Limited and Confederation Park Shopping Centres II Limited application
 - ii. **Cheque #2:** \$1,990 for Northland Properties Corporation application
- **Draft R-Plan (Plan 62R-_____)**, *prepared by Holding Jones Vanderveen Inc., dated December 19, 2022*
- **Severance Lands Sketch**, *prepared by Holding Jones Vanderveen Inc., dated December 19, 2022*
- **Sanitary Easement Sketch**, *prepared by Holding Jones Vanderveen Inc., dated December 19, 2022*
- **Access Easement Sketch**, *prepared by Holding Jones Vanderveen Inc., dated December 19, 2022*
- **Storm Sewer Easement Sketch**, *prepared by Holding Jones Vanderveen Inc., dated December 19, 2022*
- **Watermain Easement Sketch**, *prepared by Holding Jones Vanderveen Inc., dated December 19, 2022*
- **Severance Justification**, *prepared by GSP Group, dated March 16th 2022 (submitted to City planning as a part of Zoning Application: ZAC-21-041*



March 16, 2022

File No: 21214

Daniel Barnett
Planner 2
City of Hamilton, City Hall
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

**RE: 510 Centennial Parkway N., Hamilton
Application Numbers: UHOPA-21-019 / ZAC-21-041
Severance Additional Justification Brief**

Dear Mr. Barnett,

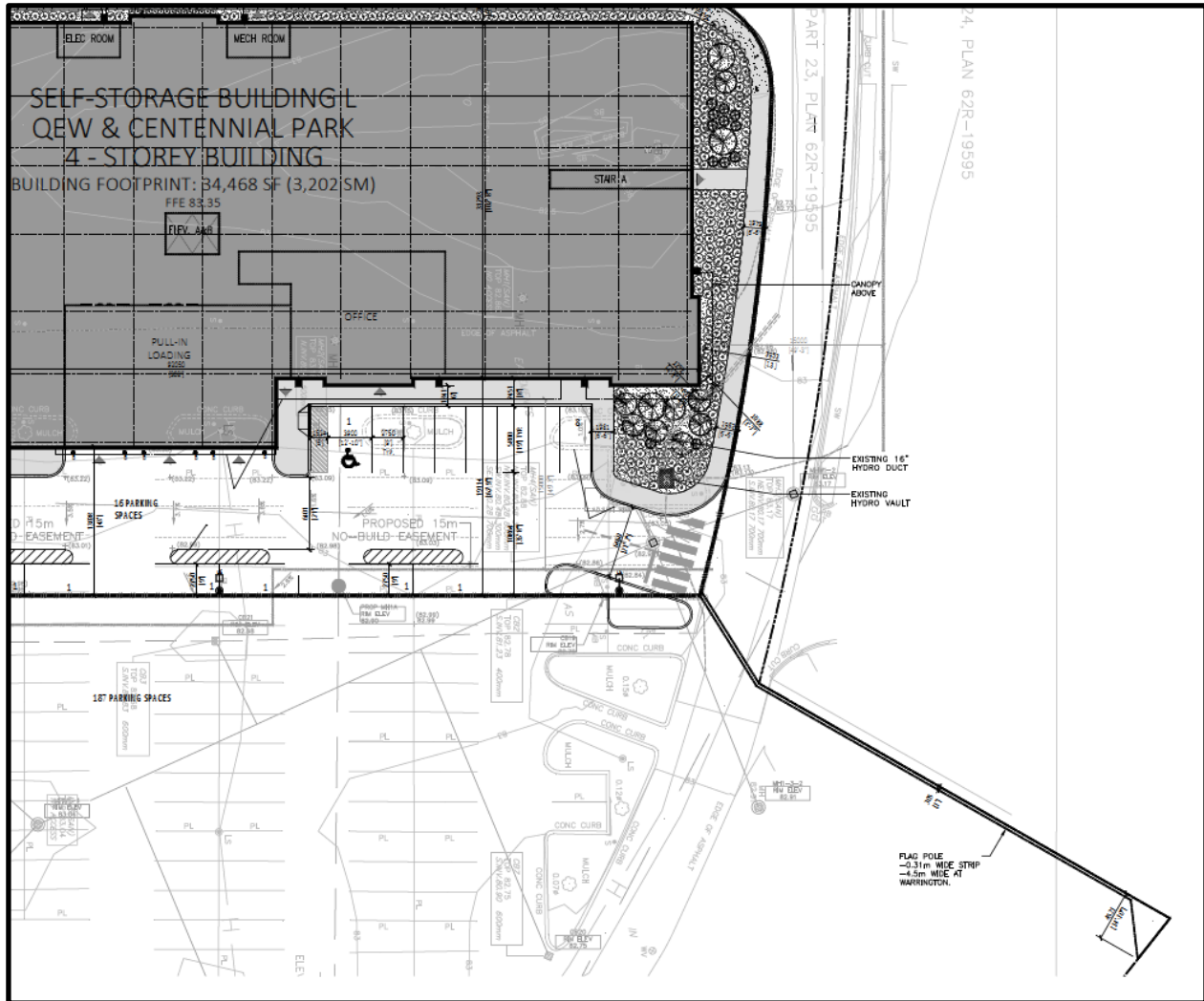
Further to our meeting on March 3, 2022, GSP Group has prepared the following brief outlining how the proposed self-storage facility at 510 Centennial Parkway N. is to be severed from the balance of the existing retail plaza.

The purpose of this brief is to outline how the proposed severance will function in practical terms, and to provide reassurance that there will be mechanisms in place to ensure perpetual access and servicing to the severed lot. This brief will address the relevant policies of the Urban Hamilton Official Plan (UHOP), Zoning By-law No. 6593, as well as directly address the question of ensuring access and servicing.

Proposed Severance

The self-storage facility is proposed to be severed as a 'flag pole' lot, whereby a narrow strip of land (approximately 0.31 metres or 1 foot) stretches outward toward Warrington Street and widens to provide a frontage of 4.5 metres along a public road. The frontage widening was included based on direction provided in the Formal Consultation document (FC-21-021). A preliminary severance sketch illustrating the proposed lot configuration is shown on the next page in **Figure 1**.

The narrow strip of land is not intended to provide servicing or vehicle access, but rather to meet the UHOP lot creation policy requirement that all lands have frontage on a public road; and to meet the requirements of the joint venture agreement between SmartCentres and SmartStop. As outlined on pages 4-5 of this brief, access and servicing will be secured through easements and a joint-servicing agreement, respectively.



Source: WPT Architecture; Architectural Site Plan Overall; March 7, 2022

Figure 1 Proposed severance showing ‘flag pole’ lot configuration. The ‘flag pole’ portion of the severed lot is proposed to be as narrow as 0.31 metres (1 foot), widening to 4.5 metres along Warrington Street.

Urban Hamilton Official Plan (UHOP)

The subject lands are designated “District Commercial” on Land Use Plan Map B.6.7-1 of the Centennial Neighbourhoods Secondary Plan.

Vol. 1, Chapter F, Section 1.14.3.4 of the UHOP contains the policies to implement new lot creation for commercial uses in a commercial designation. Each of these policies is provided below followed by a policy response:

- “a) the lots severed for commercial, institutional or open space uses shall comply with the policies of this Plan including secondary plans, where one exists;**

Response: Upon approval of the related Official Plan Amendment, the proposed self-storage development will comply with all of the policies of the UHOP as outlined in the Planning Justification Report prepared by GSP Group and dated September 2021.

- b) The lots are in conformity with the Zoning By-law or a minor variance is approved;**

Response: The proposed development will comply with Zoning By-law No. 6593 upon approval of the requested zoning by-law amendment.

- c) the lots severed for residential uses, including mixed use buildings which contain residential uses shall comply with Section B.2.4 – Residential Intensification Policies, Section B.3.3 – Urban Design Policies, Section E.3.0 – Neighbourhoods Designation and any other relevant policies of this Plan;**

Response: This policy does not apply as the lot is to be severed for a commercial use.

- d) the lots are fully serviced by municipal water and wastewater systems; and,**

Response: The severed lot will be fully serviced by municipal water and wastewater systems through a joint servicing agreement between the severed lands and the retained lands containing the retail plaza.

- e) the lots have frontage on a public road.”**

Response: As shown in **Figure 1**, the severed lot will provide a 4.5 metre wide frontage along Warrington Street. This policy does not elaborate on the intent of having frontage on a public road. Through discussions with planning staff, our understanding is that the intent of the required frontage is to provide for access, servicing and maintenance through the severed parcel to a public road. These requirements will be met by way of a joint servicing agreement, which has already been used on the subject lands between the retail plaza (510 Centennial Parkway N.) and the hotel lands (560 Centennial Parkway N.). Such agreements have also been utilized elsewhere in the City of Hamilton.

Based on the above assessment, the proposed severance will comply with the lot creation policies of the Urban Hamilton Official Plan.

Zoning By-law No. 6593

The Site is part of Hamilton Zoning By-law No. 6593 and located in a G-1 (Designed Shopping Centre) District, Modified by S-1613. As per special requirement S-1613, the entire Site is subject

to site-specific zoning provisions as outlined in By-law No. 10-081. With respect to the proposed severance, site-specific by-law No. 10-081 contains the following regulation:

Policy 2.3 (i) “That the site-specific regulations shall apply to the entire property as if it were one lot, regardless of any future consent(s).”

Based on the above regulation, the setbacks outlined in Section 2.3(e) of By-law No. 10-081 will continue to be measured from the surrounding road allowances as opposed to the new lot lines created by the severance. These required setbacks are as follows:

- (i) Centennial Parkway: 6 metres (minimum)
- (ii) Warrington Street: 2 metres (minimum)
- (iii) South Service Road: 14 metres (minimum) for all buildings, and parking and landscaping required by the By-law.

The proposed self-storage building will be located internal to the current retail plaza at a distance of approximately 60 metres from Warrington Street—the closest road allowance.

Upon approval of the requested zoning by-law amendment, all of the required parking for the self-storage facility will be able to be accommodated on the severed lot.

For these reasons, the proposed severance will comply with Zoning By-law. 6593.

Furthermore, we understand that a Development Coordinator (Sandra Al-Dabbagh, P. Eng.) has been circulated the development proposal and responded in an email dated January 21, 2022, that we would “have to demonstrate that the proposed new lot has separate services and separate access, otherwise a Joint Service Agreement is required with the other lots.”

Accordingly, access and servicing will be provided through the existing plaza, as outlined next.

Servicing

To ensure that the severed parcel can continue to be serviced by full municipal water and wastewater servicing, a joint service agreement will be established between the severed lands and the retained lands containing the retail plaza.

There is currently a joint servicing agreement between 560 Centennial Parkway N. and 510 Centennial Parkway N. dated October 7, 2013. The severed parcel is intended to join this agreement as the third party.

Further to this point, it is our understanding that the City has established a limit of three properties for joint use agreements. The severed parcel will be able to enter into a joint service agreement with 510 Centennial Parkway N. without breaching the maximum of three properties.

Access

In order to secure perpetual access to the severed parcel, access easements will be established and registered on title for the severed lands and for the retained lands (510 Centennial Parkway N.). The access easement will ensure that the severed parcel maintains vehicular access via the existing drive aisles. These easements will be crafted in the future at the time of the consent application.

Comparable Examples

The method of securing access and servicing through the use of easements and joint-servicing agreements has been utilized elsewhere in the City of Hamilton. For example, in order to develop a gas station at 41 Upper Centennial Pkwy as part of an existing retail plaza, a joint-servicing agreement was established between the gas station lands (41 Upper Centennial Pkwy) and the existing retail plaza.

Conclusion

We trust the above additional information provides sufficient explanation of how the proposed severance will function in practical terms. The implementation of a joint service agreement to establish uses such as access, maintenance and servicing between parties is a successful mechanism that the City of Hamilton has used in the past. Support to implement this tool to satisfy the City and support a future consent on the Site is required to advance the OPA/ZBA applications.

Should you have any questions or require any additional information, please do not hesitate to contact Sarah Knoll at 289-778-1430 or via email at sknoll@gspgroup.ca.

Respectfully,



Sarah Knoll, MCIP, RPP
Senior Planner



Stuart Hastings, MCIP, RPP
Planner

cc. Adam Hawkswell, Associate, Development, SmartCentres REIT

**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*			
Registered Owners(s)			
Applicant(s)**			
Agent or Solicitor			
			E-mail:

*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	510 Centennial Parkway N		
Assessment Roll Number	251805048105780		
Former Municipality	Township of Saltfleet		
Lot	25 and 26	Concession	1
Registered Plan Number	Plan 62R-19595	Lot(s)	25 and 26
Reference Plan Number (s)	Plan 62R-19595	Part(s)	1-4, 8, 10-23, 25-27

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:

Easements in favour of Northland Properties and Alectra Utilities for services / access.

3 PURPOSE OF THE APPLICATION

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> creation of a new lot(s) | <input type="checkbox"/> concurrent new lot(s) |
| <input type="checkbox"/> addition to a lot | <input type="checkbox"/> a lease |
| <input checked="" 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)
(i.e. a lot containing a surplus farm dwelling
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:

Not yet determined

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:

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*
--	-------------------------	----------	----------	-----------	-----------

Identified on Sketch as:	Plan 62R- Parts 6 - 27	Plan 62R- Parts 1, 2, 3, 4, 5			
Type of Transfer	N/A	Severance for land sale, and establishment of easements.			
Frontage	281.4 m	5.24m			
Depth	426.5 m	53.41m			
Area	12.4 ha	0.54 ha			
Existing Use	Retail	Vacant			
Proposed Use	Retail	Self-Storage			
Existing Buildings/ Structures	Walmart, Toys R Us, Other CRU	N/A			
Proposed Buildings/ Structures	Walmart, Toys R Us, Other CRU	Self-Storage Facility			
Buildings/ Structures to be Removed	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: _____

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

Site Specific Policy permits a mini-storage facility use with a maximum gross floor area of 12,900 square meters

- 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.

Note: OPA No. 176 came into force on September 16, 2022

- 5.3 What is the existing zoning of the subject land? G-1/S-1613a

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"/>	N/A
A land fill	<input type="checkbox"/>	300m
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	N/A
A provincially significant wetland	<input type="checkbox"/>	N/A
A provincially significant wetland within 120 metres	<input type="checkbox"/>	N/A
A flood plain	<input type="checkbox"/>	N/A
An industrial or commercial use, and specify the use(s)	<input checked="" type="checkbox"/>	Retail/Restaurant, Hotel (150m), Warehouses (300m), Alcarb. (470m)
An active railway line	<input type="checkbox"/>	250m
A municipal or federal airport	<input type="checkbox"/>	N/A

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.

Consent, severance of 3.76 acre Sandman Hotel lands to Northland Properties (in 2013)

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

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.

Severance of 3.76 acre Sandman Hotel lands to Northland Properties (in 2013)

6.4 How long has the applicant owned the subject land?

Since 2006

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.

200 Centennial Pkwy N; 661-679 Upper James

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)

The proposed development is designed to provide a safe, accessible, and attractive self-storage facility in the context of a commercial shopping centre. It will protect the financial economic well-being of the Province and City of Hamilton by optimizing the use of existing infrastructure and services.

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

Yes No (Provide explanation)

The Site is located within the Urban Boundary and a settlement area. While the overall site is largely developed as a commercial shopping centre, the Proposed Development Area is vacant. The development will contribute to the mix of land uses in the area by diversifying the available commercial services within the centre. The proposed development represents a more efficient use of land and existing infrastructure.

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

Yes No (Provide explanation)

The site is located within the urban boundary and is fully serviced by municipal water and wastewater infrastructure. A self-storage facility will diversify the uses available within an existing shopping centre. The site is located in an area with existing transit and planned transit.

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 ² or ha):
---------------	------------------------------

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 ² or ha):
---------------	------------------------------

Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from Section 4.1)
----------------------------------	---

Front yard set back: _____

a) Date of construction:

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

b) Condition:

- Habitable
- Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application Form
- Signatures Sheet

11.2 Validation of Title

- All information documents in Section 11.1
- Detailed history of why a Validation of Title is required
- All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- All information documents in Section 11.1
- Detailed history of when the previous consent took place.
- All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
- Minimum Distance Separation Formulae (data sheet available upon request)
- Hydrogeological Assessment
- Septic Assessment
- Archeological Assessment
- Noise Study
- Parking Study

Schedule A - Description of Committee of Adjustment Request

Schedule "A"

Application # 1: Description of Committee of Adjustment Request

Please note that a Draft R-Plan (Plan 62R-_____), prepared by Holding Jones Vanderveen Inc, dated December 19, 2022 is attached within the Consent Application and referenced below, referred to herein as **Plan 62R-_____**. The description below and associated sketches also use and reference the existing Registered Plan **Plan 62R-19595**.

Land Severance

Severance for a 4-storey Self Storage facility totaling a gross floor area of 12,482 m2. Zoning and Official Plan applications for the self-storage development were approved in August of 2022 and came into force in September of 2022. The proposed Severed Parcel includes a narrow strip of land with a width of approximately 0.305m extending from the north-east corner of the parcel, which expands to approximately 5.24m for frontage on Warrington Street ("Flagpole lands").

Severance Parcel identified on the attached Severance Lands Sketch.

Plan 62R-_____

- Lands to be Severed: Parts 1, 2, 3, 4, 5 on draft Reference Plan 62R-_____

Access Easement

Easement in favour of the Severed Parcel to facilitate vehicular and pedestrian access by making use of existing access points and drive aisles. At Parts 4 and 5 shown on Plan 62R-_____ and the attached Access Easement Sketch, a portion of the existing drive aisle is proposed to be included within the Severed Parcel "Flagpole" lands, and therefore an easement in favour of the Retained Parcel lands over these Parts is also included, as described below and within the attached Access Easement Sketch.

Identified on the attached Access Easement Sketch.

Plan 62R-_____

- Easement Over the Retained Parcel in Favour of the Severed Parcel: Dedicate Over Parts 6, 7, 12, 13, 14, 15, 18, 19, 20, 21, 22 and 23,
- Easement Over the Severed Parcel in Favour of the Retained Parcel: Reserve Over Parts 4 and 5

Plan 62R-19595

- Easement Over the Retained Parcel in Favour of the Severed Parcel: Dedicate Over Parts 3, 12, 18 and 20

Sanitary Easement

Easement in favour of the Severed Parcel for sanitary sewer infrastructure. The proposed self-storage development will utilize existing sanitary sewer infrastructure.

Identified on the attached Sanitary Easement Sketch.

Plan 62R-_____

- Easement Over the Retained Parcel in Favour of the Severed Parcel: Dedicate Over Parts 7, 8, 9 and 10

Storm Sewer Easement

Easement in favour of the Severed Parcel for storm sewer infrastructure. The proposed self-storage development will utilize existing storm sewer infrastructure. An additional easement over Northland Properties Corporation is described in a separate Consent Application (Application # 2).

Identified on the attached Storm Sewer Easement Sketch.

Plan 62R-_____

- Easement Over the Retained Parcel in Favour of the Severed Parcel: Dedicate Over Parts 14, 16, 17, 24, 25, 26 and 27

Watermain Easement

Easement in favour of the Severed Parcel for watermain infrastructure. The proposed self-storage development will utilize existing watermain infrastructure. At Part 4 shown on Plan 62R-_____ and the attached Watermain Easement sketch, the existing watermain infrastructure is intersected by a portion of the proposed Severed Parcel "Flagpole" lands, and therefore an easement in favour of the Retained Lands over this Part is also included, as described below and within the attached Watermain Easement Sketch. An additional easement over Northland Properties Corporation lands is described in a separate Consent Application (Application # 2).

Identified on the attached Watermain Easement Sketch.

Plan 62R-_____

- Easement Over the Retained Parcel in Favour of the Severed Parcel: Dedicate Over Parts 7, 8, 9, 11, 12, 13, 14, and 15
- Easement Over the Severed Parcel in Favour of the Retained Parcel: Parts 4

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Parcel 5
Identified on Sketch as:	Plan 62R-____ Parts 6 - 27	Plan 62R-____ Parts 1, 2, 3, 4, 5	Plan 62R-____ Parts 7, 8, 9, 10	Plan 62R-____ Parts 14, 16, 17, 24, 25, 26 and 27	Plan 62R-____ Parts 7, 8, 9, 11, 12, 13, 14 and 15 Reserve over Part 4	Plan 62R-____ Parts 6, 7, 12, 13, 14, 15, 18, 19, 20, 21, 22 & 23 Reserve over Parts 4 & 5 Plan 62R-____ Part 3, 12, 18 and 20 Plan 62R-19595
Type of Transfer	N/A	Severance for land sale, and establishment of easements	Establishment of sanitary easement	Establishment of storm sewer easements	Establishment of watermain easement	Establishment of access easements
Frontage	281.4m	5.24m	11.8m	N/A	11.8m	11.8m
Depth	426.5m	53.41m	~104m	~250m	~241m	~536m
Area	12.4ha	0.54ha	0.09ha	0.094ha	0.15ha	0.19ha + 0.47ha
Existing Use	Retail	Vacant	Vacant/drive aisle	Vacant/drive aisle	Vacant/drive aisle	Vacant/drive aisle
Proposed Use	Retail	Self-Storage	Vacant/drive aisle	Vacant/drive aisle	Vacant/drive aisle	Vacant/drive aisle
Existing Buildings/Structures	Walmart, Toys R Us, Other CRU	N/A	N/A	N/A	N/A	N/A
Proposed Buildings/Structures	Walmart, Toys R Us, Other CRU	Self-Storage Facility	N/A	N/A	N/A	N/A
Buildings/Structures to be Removed	N/A	N/A	N/A	N/A	N/A	N/A
Existing Easements	N/A	N/A	N/A	Part 6	N/A	N/A