



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.:	GL/B-23:18	SUBJECT PROPERTY:	3345 HOMESTEAD DRIVE, GLANBROOK
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APPLICANTS: **Owner:** SASA KLAJKIC
Agent: URBAN IN MIND C/O JACOB DICKIE

PURPOSE & EFFECT: To permit the conveyance of a parcel of land to be added to property known municipally as 3353 Homestead Drive, Glanbrook.

	Frontage	Depth	Area
SEVERED LANDS (Part 2):	0.45 m [±]	39.987 m [±]	17.953 m ^{2±}
RETAINED LANDS (Part 1):	20.55 m [±]	47.176 m [±]	895.464 m ^{2±}

Associated Planning Act File(s): GL/A-23:68 & GL/A-23:69

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, May 4, 2023
TIME:	9:50 a.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:

GL/B-23:18

- 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 GL/B-23:18, 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: April 18, 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.



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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.

SITE PLAN

3345 and 3353 HOMESTEAD DRIVE,
HAMILTON

CURRENT ZONING: R3-311

GLANBROOK ZONING BY-LAW No.464

TOTAL SITE AREA: 1,695.7 m²

4 SEMI-DETACHED DWELLINGS EACH WITH A
SECONDARY DWELLING UNIT (8 UNITS TOTAL)

REQUIREMENT	REQUIRED	PROVIDED			
		LOT 1	LOT 2	LOT 3	LOT 4
MAX DWELLING UNITS (OFFICIAL PLAN)	25 /ha	25.0	25.0	23.3	21.5
MIN. LOT AREA (3345)	950m ²			429m ²	466m ²
MIN. LOT AREA (3353)	810m ²	400m ²	400m ²		
MIN. LOT FRONTAGE	20.0 m	11.724 m	10.535m	10.275m	10.275m
MIN. FRONT YARD	9.0 m	9.0 m	9.0m	9.0m	9.0m
MIN. SIDE YARD*	1.2 m*	2.65m	1.48m	1.27m	1.28m
MIN. REAR YARD	22.0 m	7.7 m	11.29m	15.01m	18.56m
MAX. COVERAGE	40.0%	36.0%	36.0%	33.6%	30.9%
BDLG. HEIGHT	10.7 m	<10.7m	<10.7m	<10.7m	<10.7m
PARKING SPACES	SEE NOTE	3	3	3	3

NOTES:

- PARKING REQUIRED FOR EACH SEMI-DETACHED DWELLING WITH A SECONDARY DWELLING UNIT IS 3.
- ALL PARKING SPACES ARE MIN. 3m X 6m.
- MIN. 100m² FLOOR AREA PER DWELLING UNIT WITH BASEMENT FLOOR AREA NOT COUNTED.
- EXCEPTION R3-311, WAS NOT AMENDED ALONG WITH THE R3 ZONE AS A WHOLE. R3-311 MIN LOT SIZES OF 810m² FOR THE COMBINATION OF LOTS 1 & 2 AND 950m² FOR THE COMBINATION OF LOTS 3 & 4, WHICH WAS PUT IN PLACE BEFORE THE 4.527m ROAD WIDENING WAS GIVEN.
- * MIN SIDE YARD = 0m FOR UNITS SHARING PARTY WALL

LEGEND:

- CURRENT LOT LINE
- PROPOSED ADJUSTMENT LOT LINE
- FUTURE LOT SEVERANCE LINE - SEMIS
- PROPOSED BUILDING
- DRIVEWAY
- WALKWAY (WIDTH - 0.6m)
- PARKING SPACE (6.0m X 3.0m)

BASE INFORMATION FROM:

A.T.McLAREN Limited
69 JOHN STREET SOUTH, SUITE 230, HAMILTON, ON L8N2B9
PHONE: (905) 527-8559 FAX: (905) 527-0032
FILE: PLAN 62R-21140 3345 & 3353 HOMESTEAD DRIVE DATE: NOVEMBER 3, 2022

NOTE: DRAWING IS FOR
DISCUSSION PURPOSES ONLY.

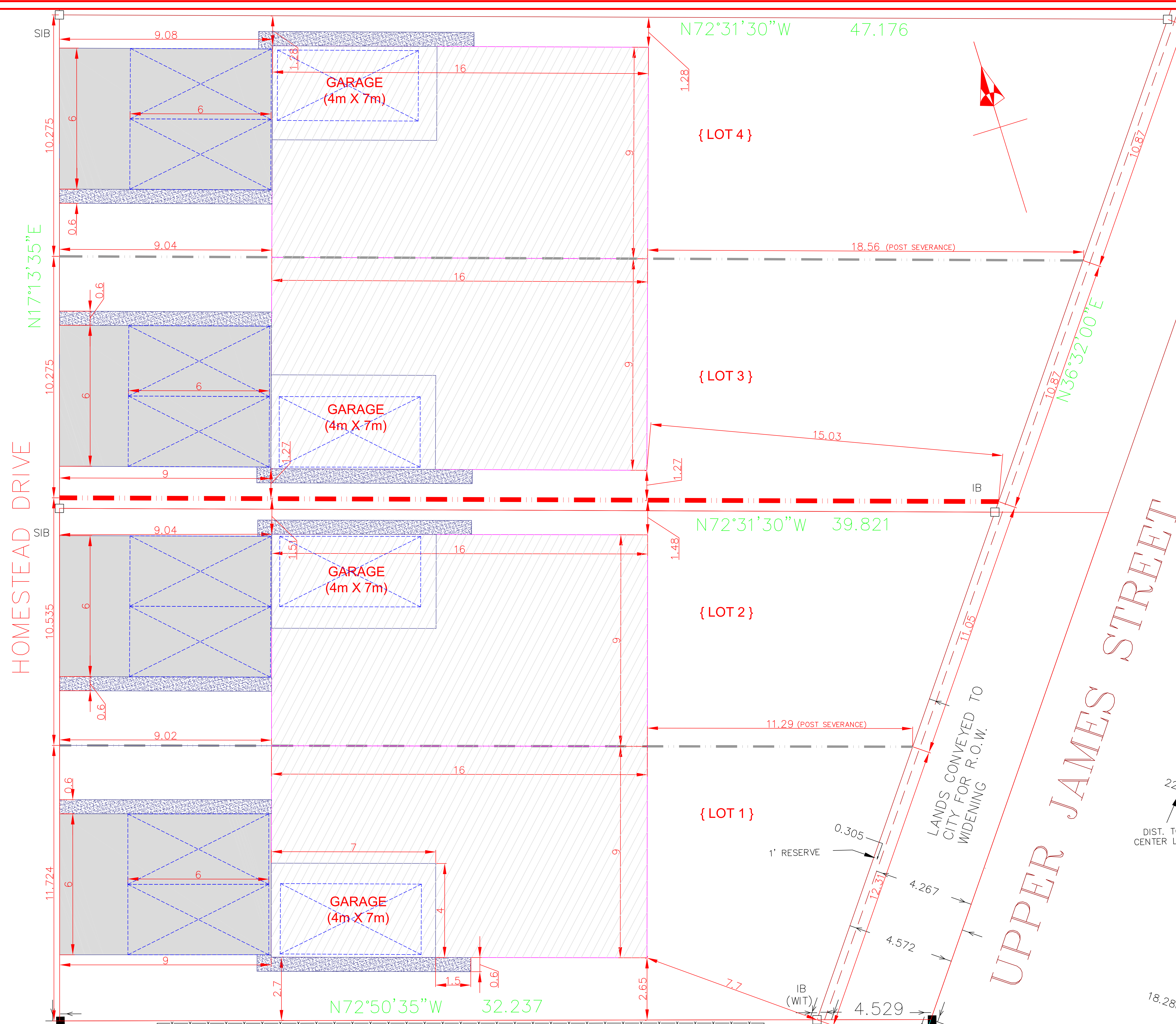
DATE: REVISIONS
24/02/2023 - ADJUSTED PARKING AND STATS CHART

SCALE: 1:75
WHEN PRINTED ON 24 x 36

PROJECT FILE NO.
2022_35

DATE:
DECEMBER 06, 2022

DRAWN BY: J.T.
REVIEWED BY: T.G.



LOT ADDITION

(LOT LINE ADJUSTMENT)

3345 and 3353 HOMESTEAD DRIVE,
HAMILTON

TOTAL SITE AREA: 1,695.7 m²

LOT	AREA	FRONTAGE
CURRENT 3345	913.5 m ²	21.0 m
CURRENT 3353	782.2 m ²	21.81 m
PROPOSED 3345	895.5 m ²	20.55 m
PROPOSED 3353	800.1 m ²	22.26 m

PART	AREA
PART 1	895.464 m ²
PART 2	17.953 m ²

CURRENT EXISTING LOTS: VACANT

LEGEND:

- CURRENT LOT LINE
- PROPOSED NEW LOT LINE
- PART 1 (RETAINED AS 3345 HOMESTEAD DR.)
- PART 2 (ADDITION TO 3353 HOMESTEAD DR.)

REVISIONS:

MAR. 15, 2023 - UPDATING GRAPHICS & LABELS AS PER STAFF COMMENTS

BASE INFORMATION FROM:

A.T.McLAREN Limited
69 JOHN STREET SOUTH, SUITE 230, HAMILTON, ON L8N2B9
PHONE: (905) 527-8559 FAX: (905) 527-0032
FILE: PLAN 62R-21140 3345 & 3353 HOMESTEAD DRIVE DATE: NOVEMBER 3, 2022

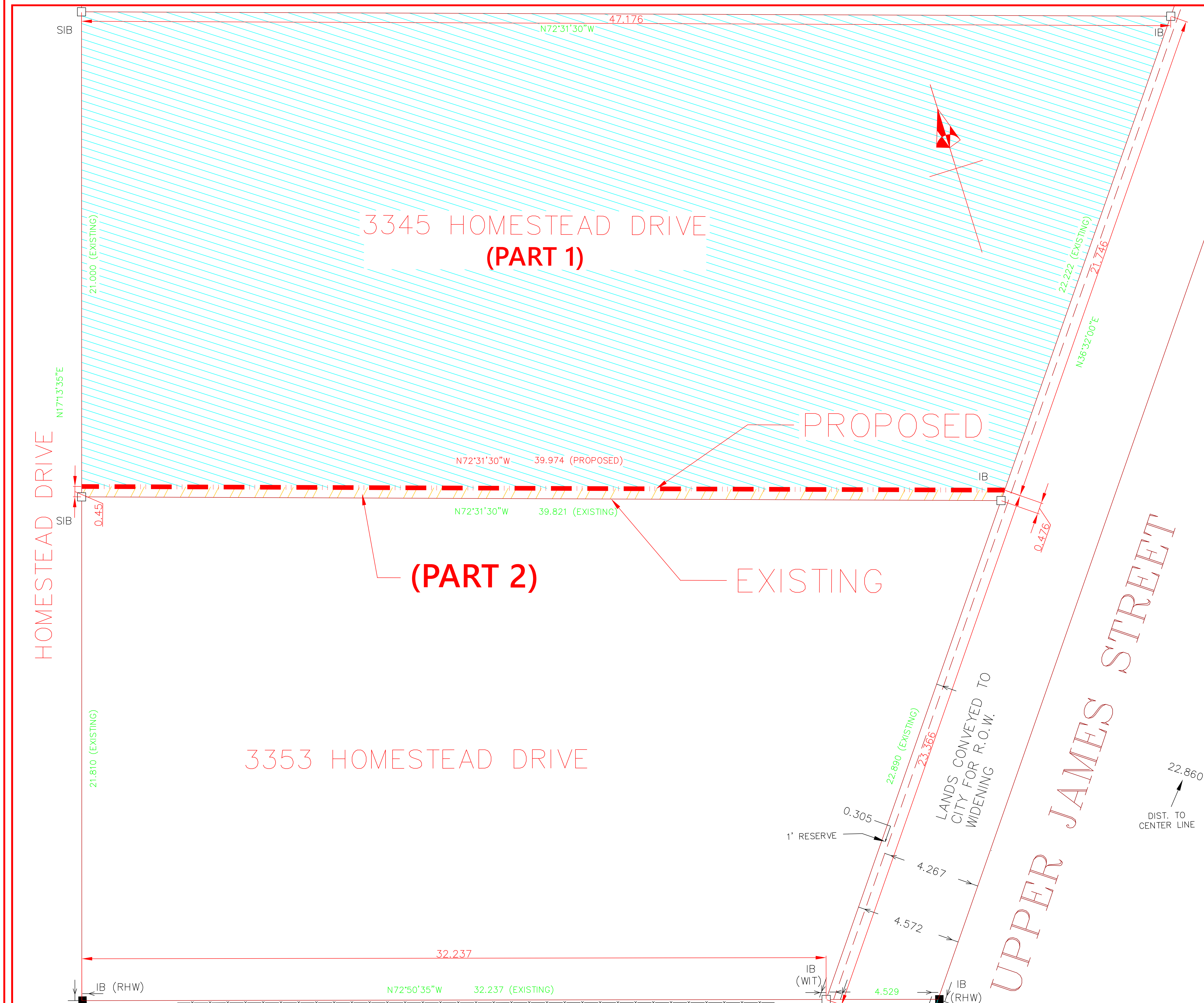
NOTE: DRAWING IS FOR DISCUSSION PURPOSES ONLY.

SCALE: 1:75
WHEN PRINTED ON 24 x 36

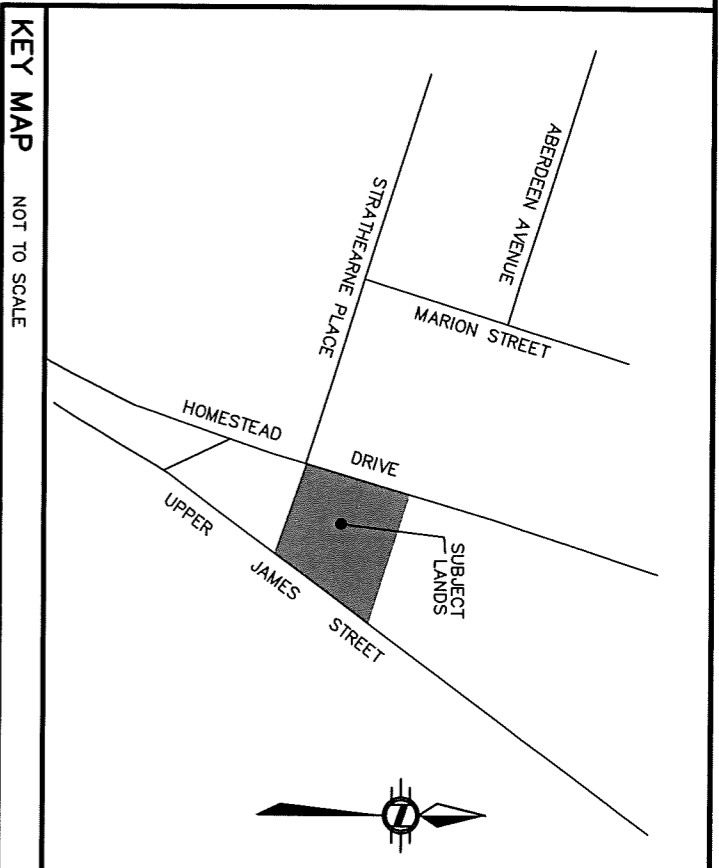
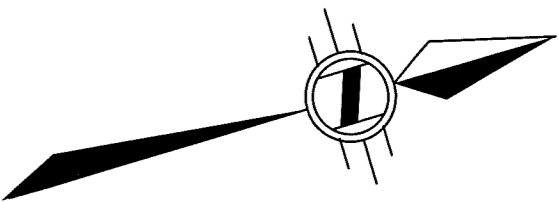
PROJECT FILE NO.
2022_35

DATE:
DECEMBER 06, 2022

DRAWN BY: J.T.
REVIEWED BY: T.G.

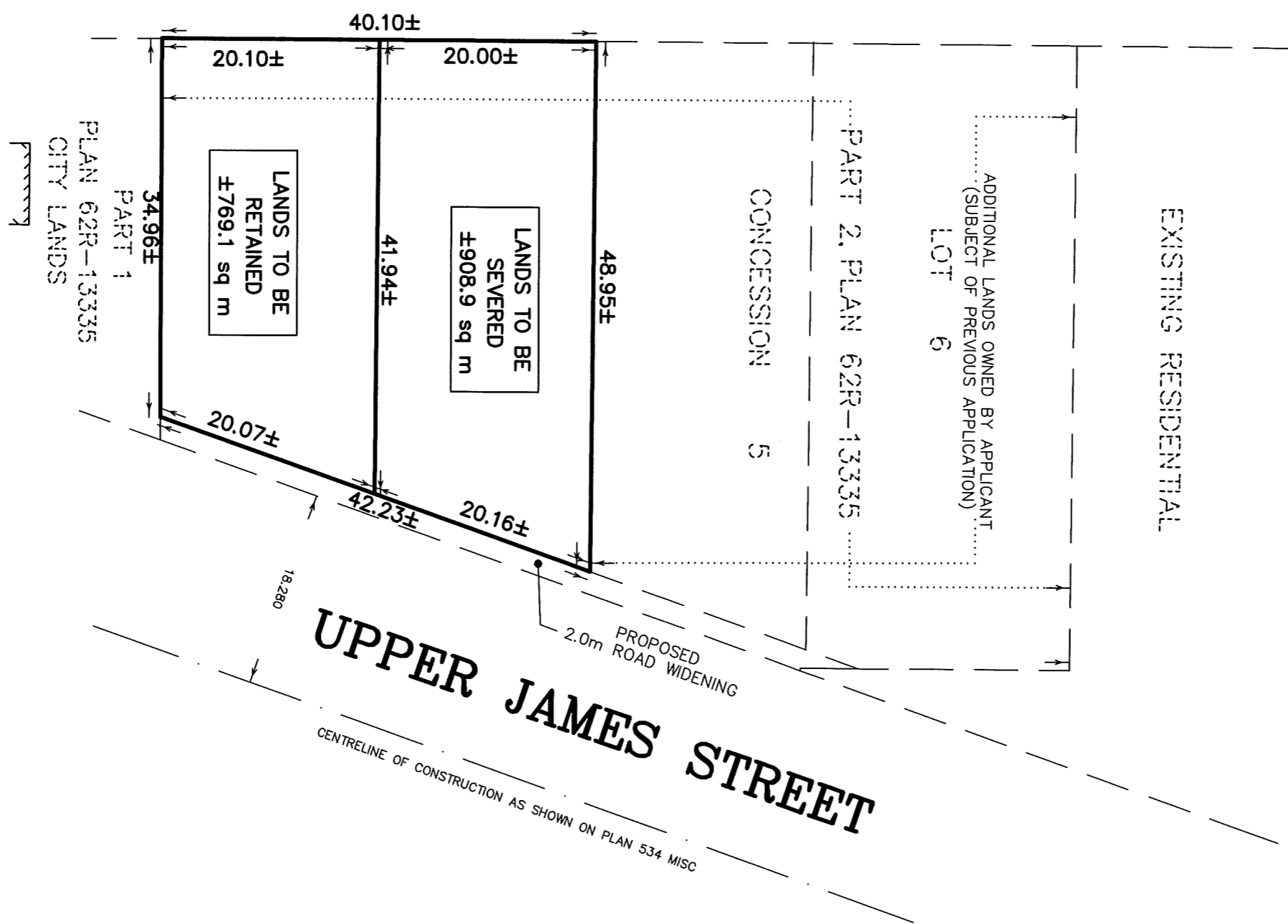


SKETCH
 OF PART OF
LOT 6
CONCESSION 5
 GEOGRAPHIC
 TOWNSHIP OF GLANFORD
 IN THE
CITY OF HAMILTON
 SCALE 1:500 METRIC
S.D. McLAREN, O.I.S. - 2018



KEY MAP NOT TO SCALE

HOMESTEAD DRIVE
 (26.21m WIDE)



EXISTING RESIDENTIAL

ADDITIONAL LANDS OWNED BY APPLICANT
 (SUBJECT OF PREVIOUS APPLICATION)
 LOT 6

PART 2. PLAN 62R-13335

CONCESSION 5

LANDS TO BE SEVERED
 ±908.9 sq m

LANDS TO BE RETAINED
 ±769.1 sq m

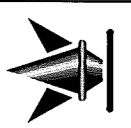
PLAN 62R-13335
 CITY LANDS

LEGEND:

- DENOTES MONUMENT SET
- IRON BAR
- SSIB STANDARD IRON BAR
- 824 SHORT STANDARD IRON BAR
- Msd A.T. McLAREN, O.I.S. MEASURED

METRIC NOTE

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



A.T. McLaren Limited
 LEGAL AND ENGINEERING SURVEYS
 69 JOHN STREET SOUTH, SUITE 230
 HAMILTON, ONTARIO, L8N 2B9
 PHONE (905) 527-8559 FAX (905) 527-0032

Drawn KM	Checked DG	Crew Chief RM	Scale 1:500	Dwg.No. 35508-S2
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Professional Urban Planning, Land Development & CPTED Consultants

Urban in Mind

3390 South Service Road, Unit 204
Burlington, ON L7N 3J5

www.UrbaninMind.ca

Hamilton City Hall, Planning and Development Services
71 Main St W, Hamilton, ON L8P 4Y5
Tim Vrooman, Area Planning Manager

RE: Lot Addition & Minor Variance Applications – 3345 & 3353 Homestead Drive

Please accept this letter regarding our Lot Addition (Consent) & Minor Variance Applications for 3345 & 3353 Homestead Drive on behalf of the owners Sara Salari and Sasa Kljatic. The following documents have been uploaded onto the City's Shared Link for the digital submission.

- Cover Letter
- Minor Variance Application Form for 3345 Homestead Drive
- Minor Variance Application Form for 3353 Homestead Drive
- Lot Addition Application Form for 3345 Homestead Drive
- Pre-Consultation Waiver
- Original R-Plan (Pre-Road Widening)
- Conceptual Revised R-Plan (Post-Road Widening)
- Concept Lot Addition Plan
- Concept Site Plan
- Planning Justification Report

If you require any additional information, please feel free to contact me at 519-719-8721 or by email at jdickieurbaninmind@gmail.com.

Jacob Dickie

Planner/Development Coordinator

Urban in Mind, Professional Urban Planning, Land Development & CPTED Consultants

PHONE
(519) 719-8721

EMAIL
jdickieurbaninmind@gmail.com

WEB
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PLANNING JUSTIFICATION REPORT

LOT LINE ADJUSTMENT, MINOR VARIANCE & SEVERANCE

MARCH 2, 2023

3345-3353 HOMESTEAD DRIVE (MOUNT HOPE)
HAMILTON, ONTARIO



— Approx. Boundaries of Subject Lands

Prepared by:

Urban in Mind,
Professional Urban Planning, Land Development & CPTED Consultants
www.UrbanInMind.ca

(905) 320-8120



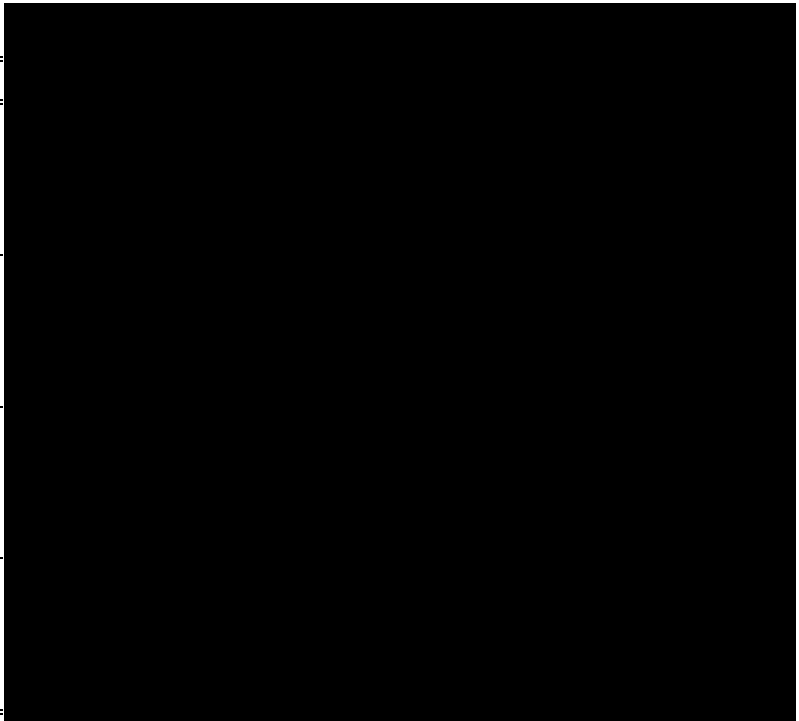
If you require the full document please
reach out to cofa@hamilton.ca

**APPLICATION FOR CONSENT TO SEVER LAND
and VALIDATION OF TITLE
UNDER SECTION 53 & 57 OF THE *PLANNING ACT***

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

1. APPLICANT INFORMATION

	NAME
Purchaser*	
Registered Owners(s)	
Applicant(s)**	
Agent or Solicitor	



*Purchaser must provide a copy of the purchase agreement to the purchaser to make the application in respect of the land that is the subject of the application. yes

** 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	3345 Homestead Drive		
Assessment Roll Number			
Former Municipality	Glanbrook		
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)	PLAN 62R-13335	Part(s)	3

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:

0.305 m reserve along Upper James St

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 type="checkbox"/> concurrent new lot(s) |
| <input checked="" 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)
(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:

Sara Salari Joubani

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

3353 Homestead Drive

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.

	Part 1	Part 2	Parcel 2	Parcel 3*	Parcel 4*
--	--------	--------	----------	-----------	-----------

Identified on Sketch as:	Retained as 3345 Homestead Drive	Addition to 3353 Homestead Drive			
Type of Transfer	N/A				
Frontage	20.55 m	0.45 m			
Depth	47.176 m	39.987 m			
Area	895.464 sq.m	17.953 sq.m			
Existing Use	Vacant	Vacant			
Proposed Use	Residential	Residential			
Existing Buildings/ Structures	Vacant	Vacant			
Proposed Buildings/ Structures	Semis	Semis			
Buildings/ Structures to be Removed	None	None			

* 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) Mount Hope Secondary Plan Area

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

The proposed lot line addition will increase the lot area for 3353 Homestead Drive and decrease the lot area for 3345 Homestead Drive so that the proposed semi-detached development will not exceed the 25 units/hectare density requirement of the Low Density Residential 2 Land Use Designation of the Mount Hope Secondary Plan. See MV Applications and proposed Concept Plan.

- 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? R3-311

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.

MV Applications for 3345 & 3353 Homestead Drive to be submitted

- 5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	<input type="checkbox"/>	
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	
A provincially significant wetland within 120 metres	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	400 m
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<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.

Unknown

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

Unknown

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.

6.4 How long has the applicant owned the subject land?

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.

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 proposal is consistent Provincial and Local Plans

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

Yes No (Provide explanation)

Infill development on vacant lands within a built-up area that has municipal infrastructure capacity.

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

Yes No (Provide explanation)

The proposal will assist the City of Hamilton in achieving their minimum intensification target and in accommodating forecasted growth

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)

The registered owners of both lots are associated with one another.

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
