



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.:	SC/B-23:27	SUBJECT PROPERTY:	220 ARVIN AVENUE, 226/ 208 ARVIN AVENUE, 218/209-217 BARTON STREET, STONEY CREEK
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APPLICANTS: **Owner:** 1077342 ONTARIO INC. (L.P. CUSTOM MACHINING LTD.) C/O GURDEV SINGH
Agent: A.J. CLARKE & ASSOCIATES C/O STEPHEN FRASER

PURPOSE & EFFECT: To permit the conveyance of a parcel of land containing a manufacturing plant and accessory storage building (to remain) and to retain a parcel of land containing an existing 1 storey industrial plaza (to remain).

	Frontage	Depth	Area
SEVERED LANDS (Part 2):	60.05 m [±]	106.68 m [±]	6,329.58 m ^{2±}
RETAINED LANDS (Part 1):	94.79/ 94.15 m [±]	183.27 m [±]	17,423.13 m ^{2±}

Associated Planning Act File(s): SC/B-22:131

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, June 15, 2023
TIME:	9:45 a.m.
PLACE:	Via video link or call in (see attached sheet for details)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

SC/B-23:27

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.

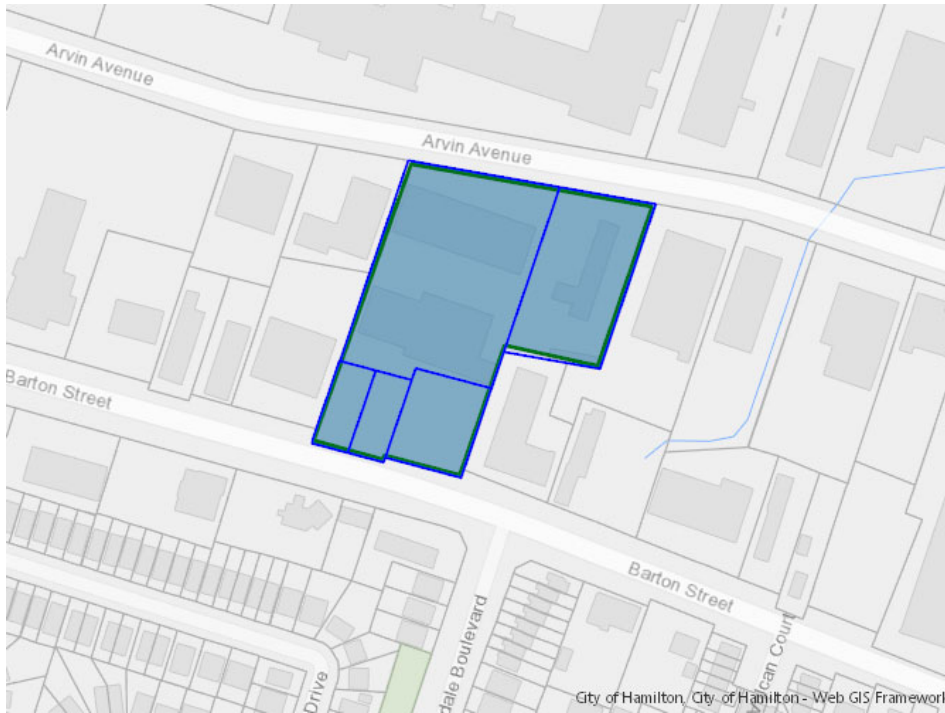
Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding SC/B-23:27, 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.

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.



 Subject Lands

DATED: May 30, 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.



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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.**

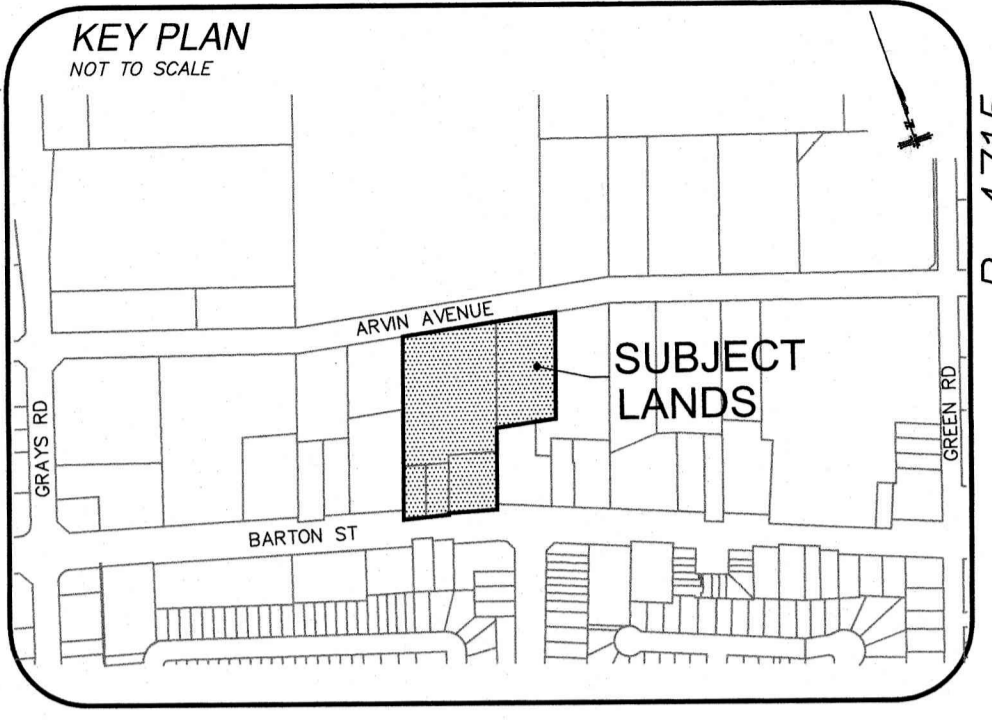
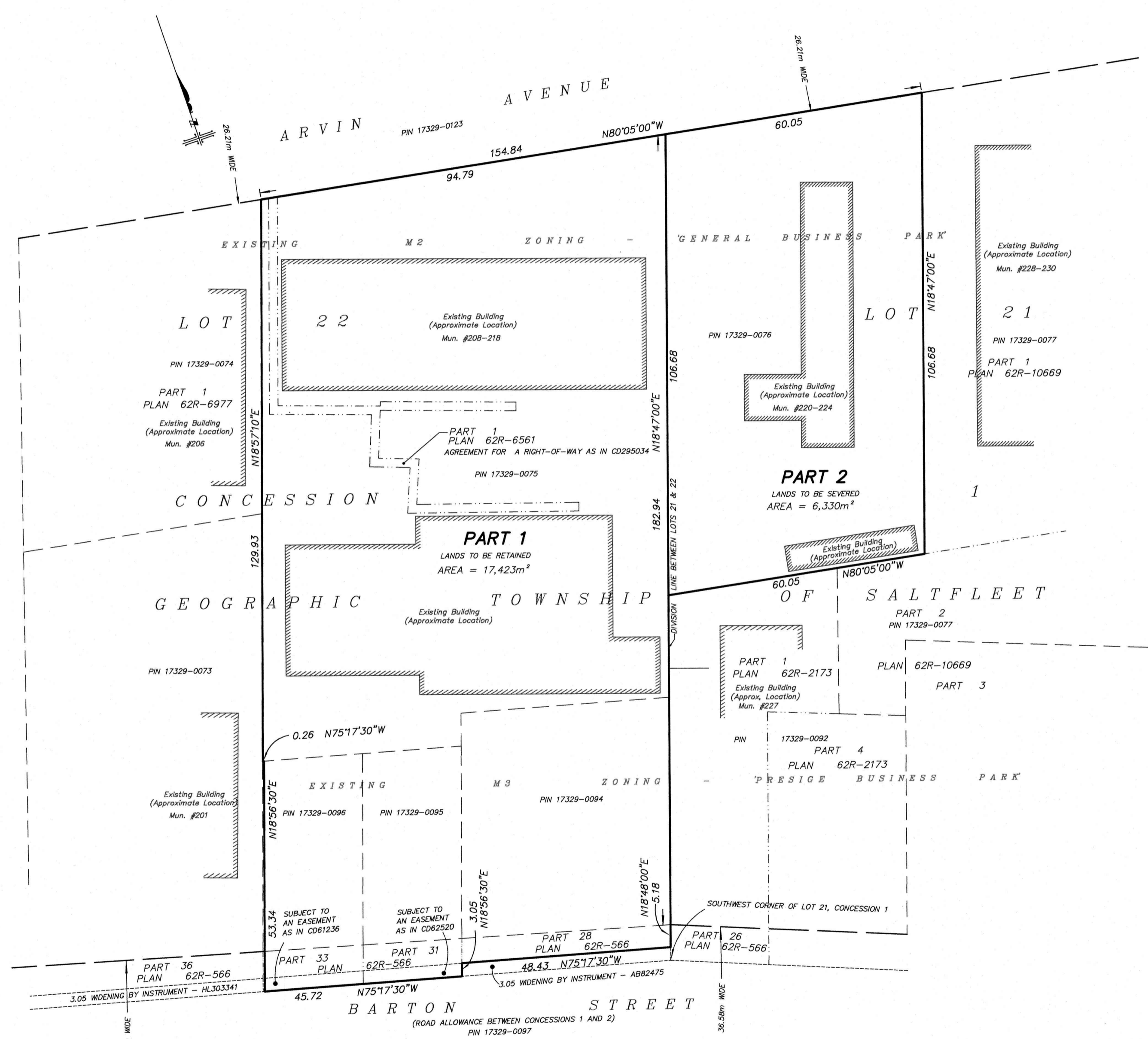
To register to participate by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221. The following information is required to register: Committee of Adjustment file number that you wish to speak to, the hearing 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.

R-4715



SKETCH FOR CONSENT TO SEVER
 208 - 218 ARVIN AVENUE,
 220 - 224 ARVIN AVENUE &
 209 - 217 BARTON STREET
 CITY OF HAMILTON

SCALE 1:750

THE ABOVE NOTED LANDS ARE LEGALLY DESCRIBED AS:
 PART OF LOTS 21 AND 22
 CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF SALTFLEET

METRIC:
 DISTANCES SHOWN ON THIS SKETCH ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

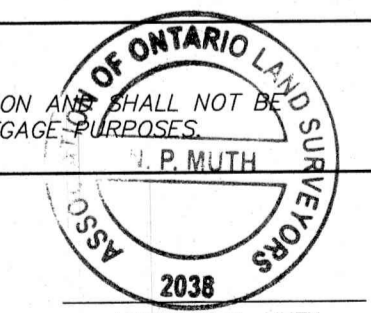
NOTE:
 THE BOUNDARIES AND MEASUREMENTS SHOWN ON THIS SKETCH
 ARE APPROXIMATE - COMPILED FROM PLANS ON FILE IN OUR
 OFFICE AND THE LAND REGISTRY OFFICE AND IS NOT BASED ON
 A FIELD SURVEY.

THIS SKETCH IS NOT VALID UNLESS IT IS
 AN EMBOSSED ORIGINAL COPY OR CERTIFIED
 DIGITAL COPY ISSUED BY THE SURVEYOR

THIS SKETCH IS PREPARED TO ACCOMPANY AN APPLICATION
 TO THE LAND DIVISION COMMITTEE REQUESTING A GRANT
 OF SEVERANCE AND IS NOT INTENDED FOR REGISTRATION.

CONSENT SCHEDULE:
 PART 1 (LANDS TO BE RETAINED) AREA=17,423m²
 PART 2 (LANDS TO BE SEVERED) AREA=6,330m²

CAUTION:
 THIS IS NOT A PLAN OF SUBDIVISION AND SHALL NOT BE
 USED FOR TRANSACTION OR MORTGAGE PURPOSES.



APRIL 24, 2023
 DATE

NICHOLAS P. MUTH
 ONTARIO LAND SURVEYOR

A. J. Clarke and Associates Ltd.
 SURVEYORS • PLANNERS • ENGINEERS
 25 MAIN STREET WEST, SUITE 300
 HAMILTON, ONTARIO, L8P 1H1
 TEL. 905-528-8761 FAX 905-528-2289
 email: ajc@ajclarke.com

R-4715



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

May 1, 2023

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

**Re: 208-218, 220-224 Arvin Avenue and 209-217 Barton Street, Hamilton
Severance Application Submission**

Dear Ms. Sheffield:

A.J. Clarke and Associates Ltd. has been retained by 1077342 Ontario Inc., c/o Gurdev Singh, for the purposes of submitting the enclosed Severance (Consent) Application for the subject lands, municipally known as 208-218 Arvin Avenue and 209-217 Barton Street (proposed Part 1) and 220-224 Arvin Avenue (proposed Part 2), in the City of Hamilton. A previous submission was made to sever the subject lands (City File No: SC/B-22:131). This previous application was conditionally approved, with no appeals, on March 2, 2023. There is no change to the lands proposed to be severed in this resubmission, however during the process of clearing conditions our offices became aware that the owners also owned the lands municipally known as 209, 211, and 217 Barton Street. As these lands are adjacent to 208-218 Arvin Avenue they also have merged on title and a resubmission was required to address the merged lots. The purpose of this resubmission remains a technical matter to reinstate the previous lot fabric of 220-224 Arvin Avenue.

The subject municipal properties abut one another along the south side of Arvin Avenue between Grays Road to the west and Green Road to the east, in the City of Hamilton. The lands are designated 'Employment Area – Business Park' and Zoned 'M2 – General Business Park' and 'M3 – Prestige Business Park.' The subject lands are currently occupied by a one-storey, industrial plaza building and two machining manufacturing buildings, along with associated parking and storage.

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

	208-218 Arvin Avenue & 209-217 Barton (Retained)	220-224 Arvin Avenue (Severed)
Lot Width	±94.79m	±60.05m
Lot Depth	±183.27m	±106.68m
Lot Area	±17,423.13m ²	±6,329.58m ²

The surrounding area is provincially significant employment lands. This boundary ends at Barton St, south of the subject lands, where the land use transitions to the 'Neighbourhoods' designation as per Schedule E-1 of the Urban Hamilton Official Plan. An active railway line runs east-west approximately 250 metres north of the subject lands.



The immediate surrounding land uses include:

North	Trucking Company
South	Commercial Retail Plaza/ Residential/ Place of Worship
West	Manufacturing
East	Manufacturing/ Industrial Equipment Supplier

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

Planning Policy Overview

Urban Hamilton Official Plan

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

The subject lands are designated “Business Park” within the Employment Area Designations, as per Schedule E-1 of the UHOP.

Chapter F Section 1.14.3 contains specific policy direction pertaining to Lot Creation within the Urban Area. Specifically, Section 1.14.3.5 indicates various conditions that must be met by a proposed severance for lands designated as ‘Employment Area’. The conditions are as follows;

- a) *The lots comply with the policies of this Plan including secondary plans, where one exists;*
- b) *The lots are in conformity with the Zoning By-law or a minor variance is approved;*
- c) *The lots are fully serviced by municipal water and wastewater systems; and,*
- d) *The lots have frontage on a public road.*

The proposed severance will create lots that are consistent with the relevant policies. The severed lot is proposed to reinstate the previous lot fabric and will generally reflect the lot pattern and similar frontages as they currently exist within the surrounding area. The proposed lot will have access to the existing municipal infrastructure and transportation systems.

City of Hamilton Zoning By-law No. 05-200

The majority of the subject lands are zoned “General Business Park (M2) Zone” as per the City of Hamilton Zoning By-law 05-200. The “M2” zone permits a very wide range of uses including alcohol production, artist studio, animal shelter, aquaponics, building, lumber and contracting suppliers, cannabis facilities, commercial motor vehicle sales, rental and service establishments, communications, contractor’s establishment, couriers, craftsperson shop, dry cleaning plant, equipment and machinery sales, rental and service establishments, greenhouses, industrial administrative offices, laboratories, labour association halls, landscape contracting, manufacturing, motor vehicle repairs, private power generation, production studio, research and development, trade schools, tradeperson’s shop, transport terminal, warehouses, waste processing and transfer facilities.

The southern subject lands municipally known as 209-217 Barton Street are zoned “Prestige Business Park (M3) Zone” as per Zoning By-law 05-200. This zoning is similar in nature to the (M3) Zone described above and permits many of the same uses with several exceptions. Land zoned (M3) do not permit dry cleaning



plants, landscape contracting, or waste processing and transfer facilities. The zone also permits several other more sensitive lands uses including hotels, conference and convention centres, and restaurants.

The lots as proposed in this severance application will comply with Section 9.2.3 of the City of Hamilton Zoning By-law 05-200.

As such, the subject land is appropriate for the proposed severance of the subject lands, 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,

Stephen Fraser, MCIP, RPP
Principal, Planner / General Manager
A. J. Clarke and Associates Ltd.

Encl.

Copy via email: 1077342 Ontario Inc., c/o Gurdev Singh (preet.singh@lpcustom.com)



Hamilton

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

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

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

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Purchaser*			Phone:
			E-mail:
Registered Owners(s)			
Applicant(s)**			
Agent or Solicitor			

*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	220 Arvin Ave 226/ 208 Arvin Ave 218/209-217 Barton Street		
Assessment Roll Number	00314035800/ 00314035600/ 00314040600/ 00314040400/ 00314040		
Former Municipality	Saltfleet		
Lot	22	Concession	1
Registered Plan Number	ab140279/cd355397	Lot(s)	
Reference Plan Number (s)		Part(s)	Pt Lt 21 & Pt Lt 22

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:

Part 1, Plan 62R-6561, Agreement for right-of-way as in CD295034 (Union Gas ROW)

3 PURPOSE OF THE APPLICATION

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

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

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

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

3.4 Certificate Request for Retained Lands: Yes*

* If yes, a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. (O. Reg. 786/21)

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land:

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

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
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Identified on Sketch as:	Part 1	Part 2			
Type of Transfer	N/A				
Frontage	±94.79m/ ±94.15	±60.05m			
Depth	±183.27	±106.68m			
Area	±17,423.13m ²	±6,329.58m ²			
Existing Use	Industrial	Industrial			
Proposed Use	Industrial	Industrial			
Existing Buildings/ Structures	1-storey industrial plaza; manufacturing plant	Manufacturing plant and accessory storage building			
Proposed Buildings/ Structures	no change	no change			
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) Employment Area - Business Park

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

This application only seeks to re-establish previous lot fabric of 220-224 Arvin Avenue. Lands inadvertently merged on title.

- 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? M2 - General Business Park/ M3 - Prestige Business Park

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.

SC/B-22:131. This application to amend file to include 209-217 Barton St in retained lands.

- 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 checked="" type="checkbox"/>	manufacturing
An active railway line	<input type="checkbox"/>	250m
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.

SC/B-22:131. Conditionally approved March 2, 2023.

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

This application to amend file to include 209-217 Barton St in retained lands.

- 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?

2000 (208 Arvin Avenue & 211 Barton St), 2011 (220 Arvin Ave), 2007 (209 & 217 Barton St)

- 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)

Simply re-establishing previous parcel fabric from inadvertent merger. Follows OP and ZBL

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

Yes No (Provide explanation)

Simply re-establishing previous parcel fabric from inadvertent merger. Follows OP and ZBL

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

Yes No (Provide explanation)

Simply re-establishing previous parcel fabric from inadvertent merger. Follows OP and ZBL

- 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 (m² 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 (m² or ha):
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~~10.6 Existing Land Use: _____ Proposed Land Use: _____~~

~~10.7 Description of surplus dwelling lands proposed to be severed:~~

Frontage (m): (from Section 4.1)	Area (m² or ha): (from Section 4.1)
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~~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
