



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.: | AN/B-23:53 | SUBJECT PROPERTY: | 104 & 108 GREGORIO AVE., formerly 378 HARMONY HALL DR., ANCASTER |
|-------------------------|-------------------|--------------------------|------------------------------------------------------------------------|

APPLICANTS: **Owner:** 1520896 ONTARIO INC.
 Agent: T. JOHNS CONSULTING GROUP C/O KATELYN GILLIS

PURPOSE & EFFECT: To sever the existing residential merged lot into two parcels, the severed lands will be a residential building lot with a single detached dwelling (Under Construction) and the retained lands will contain the new single detached dwelling (Under Construction).

| | Frontage | Depth | Area |
|--------------------------------------------------|---------------------|---------------------|-----------------------------------|
| SEVERED LANDS (Part 2 & Part 4): | 15.0 m [±] | 31.0 m [±] | 462.6 m ² [±] |
| RETAINED LANDS (Part 1 & Part 3): | 17.0 m [±] | 31.3 m [±] | 527.6 m ² [±] |

Associated Planning Act File(s): Previous files AN/B-20:18 & AN/B-20:19

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, September 7, 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 |

AN/B-23:53

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.

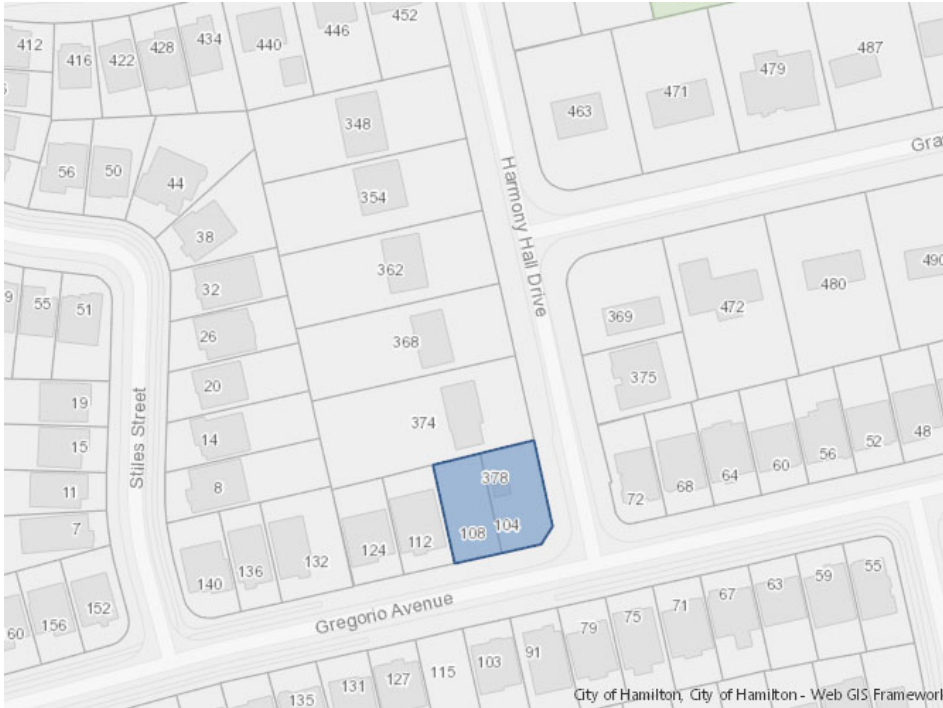
Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding AN/B-23:53, 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: August 22, 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.

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/committeeofadjustment

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.**

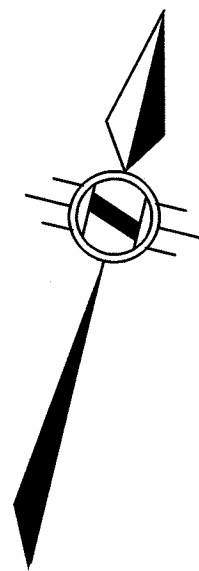
To register to participate by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221. The following information is required to register: Committee of Adjustment file number that you wish to speak to, the hearing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

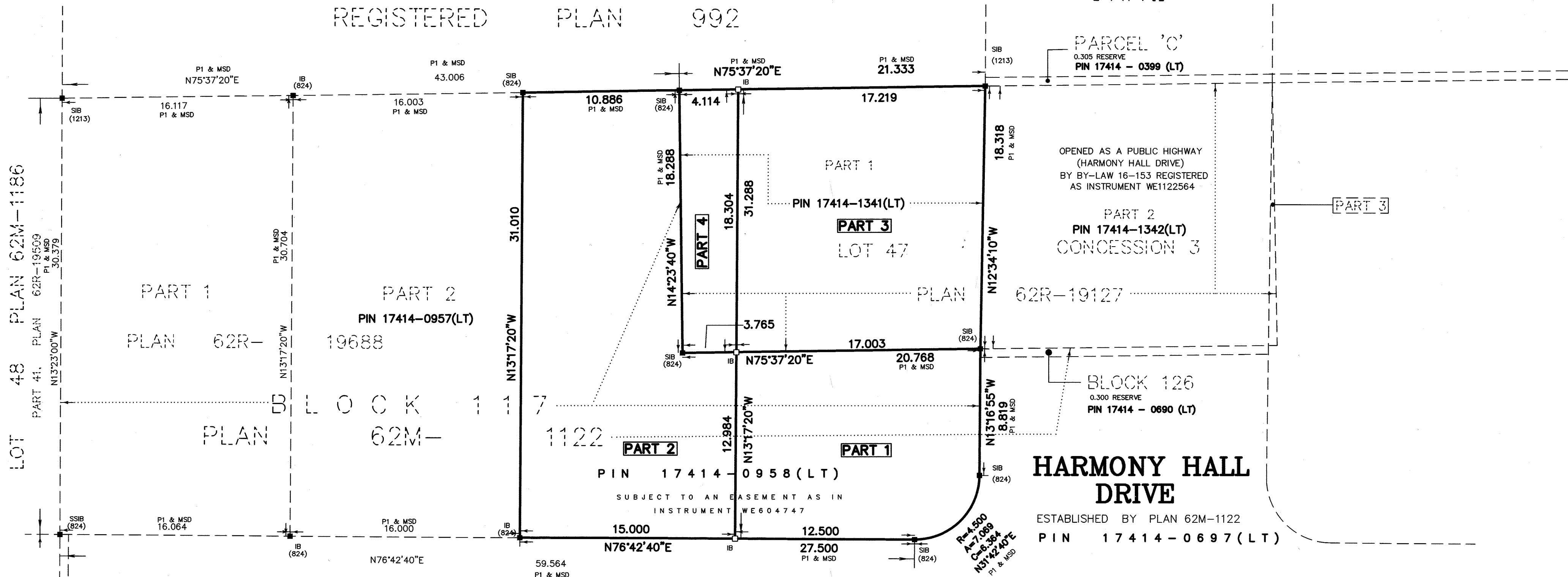
PLAN OF SURVEY
OF PART OF
BLOCK 117
PLAN 62M-1122
AND PART OF
LOT 47
CONCESSION 3
GEOGRAPHIC
TOWNSHIP OF ANCASTER
IN THE
CITY OF HAMILTON
SCALE 1:200 METRIC
S.D. McLAREN, O.L.S. - 2019



LOT 11

PIN 17414-0453(LT)

REGISTERED PLAN 992



BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED
REFERENCE POINTS A AND B, BY REAL TIME NETWORK
OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

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

INTEGRATION DATA

| | | |
|----------------------------------------------------------------------------------------------------------------------------------------|----------|---------|
| OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF OREG. 216/10 | | |
| POINT ID | NORTHING | EASTING |
| ORP A | - | - |
| ORP B | - | - |
| COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN. | | |

LEGEND:

| | | |
|------|---------|-------------------------|
| □ | DENOTES | MONUMENT SET |
| ■ | | MONUMENT FOUND |
| IB | | IRON BAR |
| SIB | | STANDARD IRON BAR |
| SSB | | SHORT STANDARD IRON BAR |
| 824 | | A.T. McLAREN, O.L.S. |
| 1213 | | J.D. PETERS, O.L.S. |
| Med | | MEASURED |
| P1 | | PLAN 62R-19688 |

SCHEDULE

| PART | LOT | CON/PLAN | P.I.N. |
|------|----------------------|------------------|-----------------------|
| 1 | PART OF BLOCK 117 | PLAN 62M-1122 | ALL OF 17414-0958(LT) |
| 2 | | | |
| 3 | PART OF LOT 47 | CONCESSION 3 | ALL OF 17414-1341(LT) |
| 4 | | | |

PARTS 1 AND 2 ARE SUBJECT TO AN EASEMENT AS IN
WE604747.

PLAN 62 R-21099

RECEIVED AND DEPOSITED
Date Feb 21/19

"A. Santany"

REPRESENTATIVE FOR
LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF WENTWORTH (No. 62)

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

Date FEBRUARY 4, 2019

S. DAN McLAREN, O.L.S.

GREGORIO AVENUE

ESTABLISHED BY PLAN 62M-1122

PIN 17414-0701(LT)

HARMONY HALL
DRIVE

ESTABLISHED BY PLAN 62M-1122

PIN 17414-0697(LT)

METRIC NOTE

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT
AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4th DAY OF FEBRUARY, 2019

FEBRUARY 4, 2018
DATE

S.D. McLAREN, O.L.S.



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 RBM Crew Chief DW Scale 1:200 Dwg.No. 33874-R2

Jaskula, Sherk

Barristers and Solicitors

SUITE 1200
25 MAIN STREET WEST
HAMILTON, ONTARIO
L8P 1H1

JOHN L. JASKULA, Q.C. (1957-1989)
CHRISTOPHER B. SHERK, B.Sc., M.B.A., LL.B.
CATHERINE E. NEWELL, B.A., LL.B.

COUNSEL: BRIAN W. B. MORISON Q.C., LL.B., LL.M. (1951-2002)

TELEPHONE 905-577-1040
FACSIMILE 905-577-7775

cshek@jaskulasherk.com
diana@jaskulasherk.com
karen@jaskulasherk.com

August 14, 2023

Committee of Adjustments
City Hall, 5th Floor
71 Main St W
Hamilton, ON L8P 4Y5
Email: cofa@hamilton.ca

and

Ms. Katelyn Gillis
Intermediate Planner
T. Johns Consulting Group
Email: kgillis@tjohnsconsulting.com

Dear Sir/Madam:

Re: Gregorio Homes Inc. sale to Dykeman/Simpson
108 Gregorio Avenue, Ancaster
My File No.: 23-072/dgre006

We are the solicitors for 1520896 Ontario Inc. and for Gregorio Homes Inc.

1520896 Ontario Inc. is the registered owners of Parts 1, 2, 3 and 4, Plan 62R-21099 (once a reconveyance of Parts 2 and 4 is registered from Gregorio Homes Inc. to 1520896 Ontario Inc.; registered in the past incorrectly by my clients' previous lawyer). 1520896 Ontario Inc. owns no land abutting Parts 1, 2, 3 and 4, Plan 62R-21099.

Yours very truly,



Christopher B. Sherk

CBS:dvs

August 10, 2023

Via Email

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

ATTENTION: Jamila Sheffield, Secretary-Treasurer

Dear Ms. Sheffield,

**RE: 378 Harmony Hall Drive, 104 and 108 Gregorio Drive, Ancaster
Committee of Adjustment - Consent to Sever**

T. Johns Consulting Group Ltd. ("T. Johns Consulting") is the retained agent on behalf of 1520896 Ontario Inc., the landowner of 378 Harmony Hall Drive, 104 Gregorio Drive and 108 Gregorio Drive. T. Johns Consulting respectfully submits the enclosed Consent to Sever application.

Site Description

The subject lands have a total approximate frontage of 32.1 metres on Gregorio Avenue and 30 metres on Harmony Hall Avenue. The subject lands are generally rectangular in shape with a total area of 991m².

History of Planning Approvals

378 Harmony Hall Avenue and Block 117 of Registered Plan 62M-117 was subject to AN/B-20:18 and AN/B-20:19 to assemble lands from two (2) parcels, 378 Harmony Hall Avenue and Block 117 of Registered Plan 62M-1122, to establish two (2) lots for detached dwellings subject to the R4-709 Zone, Modified. Consent Certificates were received and the municipal addresses of 104 and 108 Gregorio Avenue were assigned to the newly established parcels.

However, 378 Harmony Hall Avenue and Block 117 of Registered Plan 62M-117 were merged on title and therefore, the Form 4 consents contravene the *Planning Act, R.S.O., 113*. As such, a Form 2 Consent to Sever to create new lots is required.

104 Gregorio Avenue is subject to issued Building Permit 21 149067 00 and 108 Gregorio Avenue is subject to issued Building Permit 21 149067 00.

Proposed Lot Creation

The enclosed Consent to Sever application to create 2 new lots, being 104 and 108 Gregorio Avenue, is requested to legally establish two (2) separate lots. 104 Gregorio Avenue will include Parts 1 and 3 of Plan 62R-21099 and 108 Gregorio Avenue will include Parts 2 and 4 of Plan 62R-21099. Each lot conforms to the R4-709 Zone, Modified of Zoning By-law No. 87-57.

The proposed consent maintains the intent of AN/B-20:18 and AN/B-20:19. T. Johns Consulting does request that conditions of the requested Consent to Sever application be limited to administrative items (i.e. deposit of R-Plan prepared by an O.L.S. and Statement of Account) to account for the condition clearances of AN/B-20:18 and AN/B-20:19 and Building Permits 21 149067 00 and 21 149067 00.

T. Johns Consulting respectfully requests for the circulation of this letter along with the following enclosed documents in support of the proposed Consent to Sever application.

Please find the enclosed documents:

- Consent to Sever application with signatures;
- Copy of cheque in the amount of \$3,220.00 made payable to City of Hamilton;
 - Note a cheque for \$3,220.00 was delivered to City Hall August 10, 2023.
- Plan 62R-21099.

Please do not hesitate to contact Katelyn Gillis at 905-574-1993 ext. 207 with any questions.

Respectfully submitted,

T. JOHNS CONSULTING GROUP LTD.



Katelyn Gillis, BA
Intermediate Planner

Cc: 1520896 Ontario Inc. c/o C. DiGregorio



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 |
|----------------------|-------------------------------------------------|
| Purchaser* | |
| Registered Owners(s) | 1520896 Ontario Inc. |
| Applicant(s)** | Same as above. |
| Agent or Solicitor | T. Johns Consulting Group c/o Katelyn Gillis |

*Purchaser must provide a copy of the portion of the purchase agreement 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 | 378 Harmony Hall Drive, 104 Gregorio Avenue and 108 Gregorio Avenue | | |
| Assessment Roll Number | | | |
| Former Municipality | Ancaster | | |
| Lot | 47 | Concession | Concession 3 |
| Registered Plan Number | 62M-1122 | Lot(s) | |
| Reference Plan Number (s) | Plan 62 R-21099 | Part(s) | 1, 2, 3 and 4 |

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:

Parts 1 & 2 are subject to an easement as in WE604747.

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 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:

Gregorio Homes Inc.

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: | Part 1 & Part 3 | Part 2 & Part 4 | | | |
| Type of Transfer | N/A | Severance | | | |
| Frontage | 17.0 m | 15.0 m | | | |
| Depth | 31.3 m | 31.0 m | | | |
| Area | 527.6 sq m | 462.6 sq m | | | |
| Existing Use | Vacant | Vacant | | | |
| Proposed Use | Residential | Residential | | | |
| Existing Buildings/ Structures | Single detached dwelling - under construction | Single detached dwelling - under construction | | | |
| Proposed Buildings/ Structures | N/A | N/A | | | |
| 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: _____

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

The low-density residential infill is compatible and is appropriately integrated within the existing neighbourhood. The density is consistent with existing uses in immediate proximity consisting of single-detached dwellings, and conforms to the Urban Hamilton Official Plan, and the Garner Neighbourhood Secondary 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? Residential (R4-709) Zone, Modified of Zoning By-Law No. 87-57.

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.

ZAR-19-034 (Approved) AN/B-20:18 (Approved) and AN/B-20:19 (Approved)

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"/> | |
| 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.

AN-B-20:19 and AN-B-20:18. Final and Binding.

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.

Yes related to AN/B-20:18 and AN/B-20:19, Parts 1, 2 and 3 were transferred to Gregorio Homes Inc.. Deed to be deleted.

6.4 How long has the applicant owned the subject land?

Since 2002.

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)

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

☒ Yes ☐ No (Provide explanation)

This application is consistent with the Provincial Policy Statement in that growth is directed to Settlement Areas adjacent to existing residential development.

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

☒ Yes ☐ No (Provide explanation)

This application is consistent with the Growth Plan as the site is located in a Built-Up area which is already serviced.

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
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