



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

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

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**NOTICE OF PUBLIC HEARING**  
**Consent/Land Severance**

**You are receiving this notice because you are either:**

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

<b>APPLICATION NO.:</b>	<b>SC/B-23:52</b>	<b>SUBJECT PROPERTY:</b>	Property between lands known as 1330 and 1336 Highway No. 8, Stoney Creek
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**APPLICANTS:**      **Owner:** GEORGE & MELINDA COKER

**PURPOSE & EFFECT:**      To permit the conveyance of a parcel of land to be added to property known municipally as 1330 Highway 8, Stoney Creek.

	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>
<b>SEVERED LANDS (Area B to be added to Area C):</b>	1.433 m <sup>±</sup>	60.990 m <sup>±</sup>	0.0087 ha <sup>±</sup>
<b>RETAINED LANDS (Area A):</b>	21.727 m <sup>±</sup>	60.990 m <sup>±</sup>	0.1325 ha <sup>±</sup>

Associated Planning Act File(s): N/A

**This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.**

This application will be heard by the Committee as shown below:

<b>DATE:</b>	<b>Thursday, September 21, 2023</b>
<b>TIME:</b>	<b>10:00 a.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>To be streamed (viewing only) at <a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b>

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

## SC/B-23:52

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto: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.

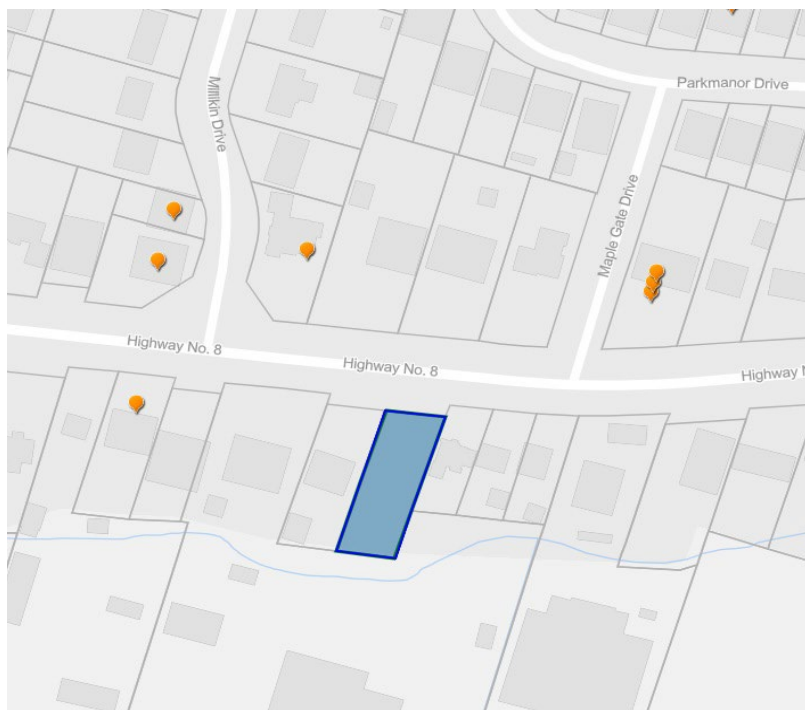
**Orally:** If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

## FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding SC/B-23:52, you must submit a written request to [cofa@hamilton.ca](mailto: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](mailto: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.



DATED: September 5, 2023

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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.

Annotations (pink) have been added by the landowner on July 31, 2023.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

PLAN 62 R -

RECEIVED AND DEPOSITED

DATED: JANUARY 26 1990

DATED: \_\_\_\_\_

J DAVID PETERS, O.L.S.

FOR THE REGISTRY LAND REGISTRAR DIVISION OF WENTWORTH (MFG2)

SCHEDULE

PART	LOCATION	INSTRUMENT	AREA
1	PART OF LOTS 3 & 4, CON. 2	INST. NO 58357AB (REM.)	1,373.71 m <sup>2</sup>
2	TOWNSHIP OF SALT FLEET		1,351.95 m <sup>2</sup>

(Therefore Part 1 is reduced by Area B and becomes Area A, and Part 2 in increased by Area B to become Area C)

PLAN OF SURVEY

OF PART OF LOTS 3 AND 4 CONCESSION 2 IN THE GEOGRAPHIC TOWNSHIP OF SALT FLEET NOW IN THE CITY OF STONEY CREEK REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH

SCALE 1:400



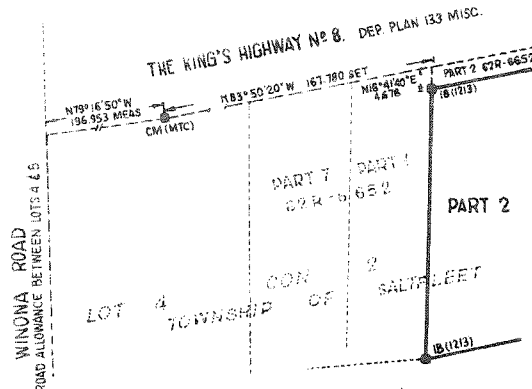
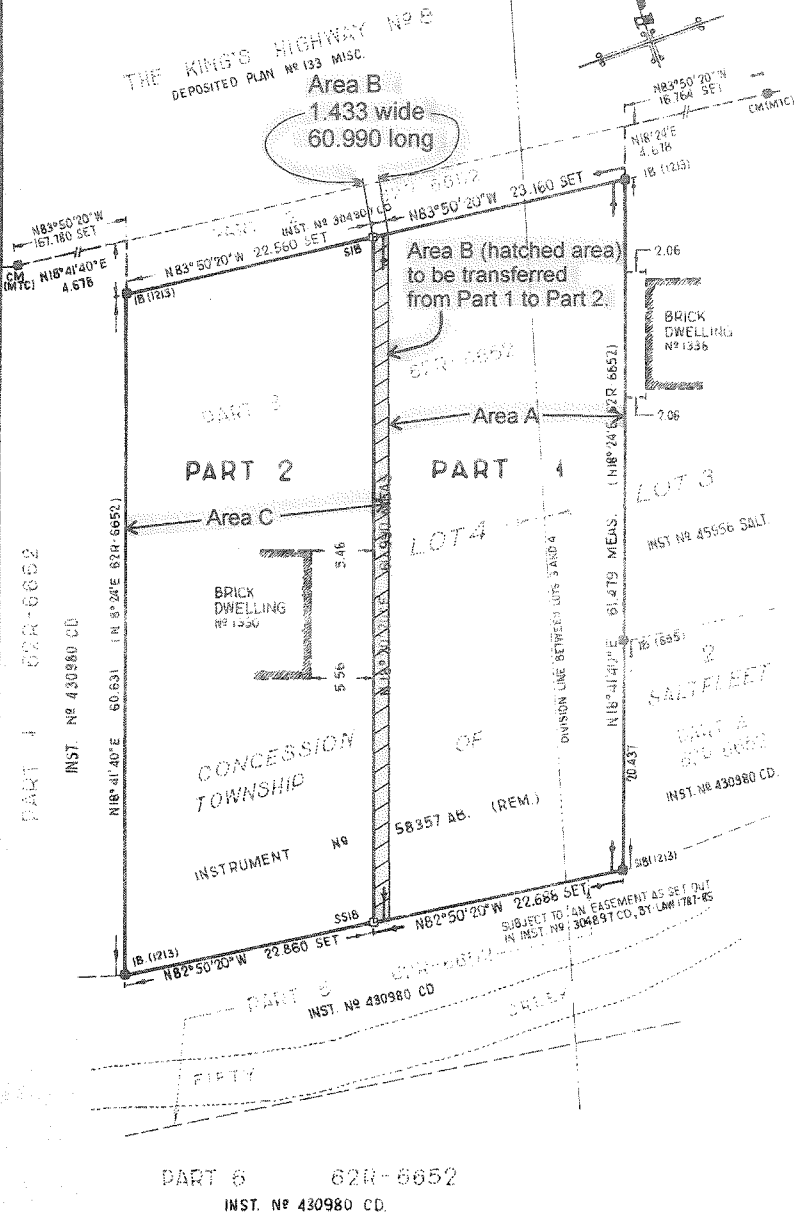
J. DAVID PETERS, O.L.S. 1990

NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERN LIMIT OF HIGHWAY NO 8 ON A COURSE OF N83°50'20"W AS SHOWN ON PLAN NO 133 MISC

METRIC:

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



KEY PLAN SCALE 1:1000

- NOTE:**
- (MTC) DENOTES MIN. OF TRANS & COMM.
  - (1218) DENOTES J. DAVID PETERS, O.L.S.
  - SIEN DENOTES AN IRON BAR PLANTED
  - SIEN DENOTES AN IRON BAR FOUND
  - C.C. DENOTES A CUT CROSS
  - S.I.B. DENOTES A 0.024 SQUARE IRON BAR
  - I.B. DENOTES A 0.015 SQUARE IRON BAR
  - IS.9 DENOTES A 0.015 ROUND IRON BAR
  - WIT DENOTES WITNESS
  - C.M. DENOTES A CONC. MONUMENT
  - (655) DENOTES J.T. PETERS, O.L.S.

**CAUTION:**  
THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER  
2. THE SURVEY WAS COMPLETED ON THE 22ND DAY OF JAN 1990  
HAMILTON-ONT. JANUARY 26-1990

J. DAVID PETERS  
ONTARIO LAND SURVEYOR

**MACKAY, MACKAY & PETERS LIMITED**

ONTARIO LAND SURVEYORS  
ESTABLISHED 1906  
SUITE 606 UNION GAS BUILDING  
20 HUGHSON STREET SOUTH  
HAMILTON - ONTARIO L8N 2A1  
TELEPHONE: (416) 586-7471

PLAN NO Y-21813-A

THE KING'S HIGHWAY  
DEPOSITED PLAN No 133 MISC.

Area B  
1.433 wide  
60.990 long

Area B (hatched area)  
to be transferred  
from Part 1 to Part 2.

Area A

Area C

PART 1  
62R-6652

INST. No 430980 CD.

N18°41'40"E 60.631 (N18°24'E 62R-6652)

CONCESSION  
TOWNSHIP

BRICK  
DWELLING  
No 1330

INSTRUMENT

No

58357 AB. (REM.)

PART 5  
INST. No 430980 CD

62R-6652

SUBJECT TO AN EASEMENT AS SET OUT  
IN INST. No 304897 CD, BY-LAW 1787-85

CREEK

DIVISION LINE BETWEEN LOTS 3 AND 4

LOT 3

INST. No 455

SALTF

PART  
62R

INST. No

518(1213)

N18°41'40"E 61.479 MEAS. (N18°24'E 62R-6652)

20.437

IB (655)

2

N18°24'E  
4.678

IB (1213)

2.06

BRICK  
DWELLING  
No 1336

2.06

N83°50'20"  
16.764 SET

N83°50'20"W 23.160 SET

62R 6652

PART 2  
INST. No 304901 CD.

N83°50'20"W 22.560 SET

N83°50'20"W  
16.780 SET

N18°41'40"E  
4.678

IB (1213)

518

62R-6652

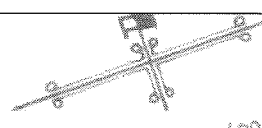
LOT 4

N18°20'21"E 60.990 MEAS.

5.46

5.56

CM  
(MTC)



**Properties**

PIN 17365 - 0193 LT Interest/Estate Fee Simple  
Description PT LTS 3 & 4, CON 2 SALT FLEET, PART 1, 62R11175; DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN VM57548; STONEY CREEK CITY OF HAMILTON  
Address HAMILTON

**Consideration**

Consideration \$0.00

**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

Name COKER, NELLIE  
Address for Service c/o 1330 Highway 8, Stoney Creek,  
Ontario, L8E 5K6

This document is not authorized under Power of Attorney by this party.

This transaction is not subject to any writs of execution. Execution search(s) completed on 2022/04/11. Clear execution Number(s) #44789868-2929227B against, COKER, NELLIE.. I Murray R. Mazza confirm the appropriate party(ies) were searched.

**Transferee(s)**

**Capacity**

**Share**

Name	COKER, GEORGE ALFRED	Joint Tenants
Date of Birth	1953 07 27	
Address for Service	82 Pleasant Avenue, Dundas, Ontario, L9H 5K6	
Name	COKER, MELINDA	Joint Tenants
Date of Birth	1957 05 12	
Address for Service	1330 Highway 8, Stoney Creek, Ontario, L8E 5K6	

**Statements**

The personal representative has the authority to transfer the land under the terms of the will, if any, the Estates Administration Act and the Succession Law Reform Act.

Title to the land is not subject to spousal rights under the Family Law Act

The debts of the deceased are paid in full

No consents are required for this transfer

**Signed By**

Murray Raymond Joseph Mazza 426 Highway #8, Unit 1 acting for Signed 2022 04 11  
Stoney Creek Transferor(s)  
L8G 1G2

Tel 905-561-1444  
Fax 905-664-2873

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Murray Raymond Joseph Mazza 426 Highway #8, Unit 1 acting for Signed 2022 04 11  
Stoney Creek Transferee(s)  
L8G 1G2

Tel 905-561-1444  
Fax 905-664-2873

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

**Submitted By**

MURRAY MAZZA LAW OFFICE

426 Highway #8, Unit 1  
Stoney Creek  
L8G 1G2

2022 04 11

Tel 905-561-1444  
Fax 905-664-2873

LRO # 62 Transfer By Personal Representative  
The applicant(s) hereby applies to the Land Registrar.

Received as WE1597126 on 2022 04 11 at 13:04  
yyyy mm dd Page 2 of 3

**Fees/Taxes/Payment**

Statutory Registration Fee	\$66.30
Provincial Land Transfer Tax	\$0.00
Total Paid	\$66.30

**File Number**

Transferor Client File Number :	320411
Transferee Client File Number :	322065

**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 17365 - 0193 PT LTS 3 & 4, CON 2 SALTFLLEET , PART 1 , 62R11175 ; DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN VM57548 ; STONEY CREEK CITY OF HAMILTON

BY: COKER, NELLIE  
 TO: COKER, GEORGE ALFRED Joint Tenants  
 COKER, MELINDA Joint Tenants

## 1. COKER, GEORGE ALFRED AND COKER, MELINDA

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;  
 (b) A trustee named in the above-described conveyance to whom the land is being conveyed;  
 (c) A transferee named in the above-described conveyance;  
 (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.  
 (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for \_\_\_\_\_ described in paragraph(s) ( ) above.  
 (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph ( ) and as such, I have personal knowledge of the facts herein deposed to.

## 3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$0.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$0.00
(h) VALUE OF ALL CHATTELS -Items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$0.00

## 4.

Explanation for nominal considerations:  
 a) estate to beneficiary

## 5. The land is not subject to an encumbrance

## 6. Other remarks and explanations, if necessary.

- The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

**PROPERTY Information Record**

A. Nature of Instrument: Transfer By Personal Representative  
 LRO 62 Registration No. WE1597126 Date: 2022/04/11

B. Property(s): PIN 17365 - 0193 Address HAMILTON Assessment -  
 Roll No

C. Address for Service: 82 Pleasant Avenue, Dundas, Ontario, L9H 5K6  
 1330 Highway 8, Stoney Creek, Ontario, L8E 5K6

D. (i) Last Conveyance(s): PIN 17365 - 0193 Registration No. VM57548  
 (ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: Murray Raymond Joseph Mazza  
 426 Highway #8, Unit 1  
 Stoney Creek L8G 1G2



**Properties**

PIN 17365 - 0193 LT  
Description PT LTS 3 & 4, CON 2 SALT FLEET, PART 1, 62R11175; DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN VM57548; STONEY CREEK CITY OF HAMILTON  
Address HAMILTON

**Deceased(s)**

Name COKER, NELLIE  
Address for Service c/o 1330 Highway 8, Stoney Creek,  
Ontario, L8E 5K6  
Date of death was 2020/11/24

**Applicant(s)**

Capacity Share

Name COKER, GEORGE ALFRED Estate Trustee With A Will  
Address for Service 82 Pleasant Avenue, Dundas, Ontario, L9H 5K6

The applicant is entitled to be the owner by law, as Estate Trustee of the estate of the deceased owner.

This document is not authorized under Power of Attorney by this party.

This transaction is not subject to any writs of execution. Execution search(s) completed on 2022/04/11. Clear execution number(s) #44789868-2929227B against, COKER, NELLIE.. I Murray R. Mazza confirm the appropriate party(ies) were searched.

Name COKER, MELINDA Estate Trustee With A Will  
Address for Service 1330 Highway 8, Stoney Creek, Ontario, L8E 5K6

The applicant is entitled to be the owner by law, as Estate Trustee of the estate of the deceased owner.

This document is not authorized under Power of Attorney by this party.

This transaction is not subject to any writs of execution. Execution search(s) completed on 2022/04/11. Clear execution number(s) #44789868-2929227B against, COKER, NELLIE.. I Murray R. Mazza confirm the appropriate party(ies) were searched.

**Statements**

The debts of the deceased are paid in full

The applicant is appointed as Estate Trustee with a will by Ontario Superior Court Court, under file number 02670/21, dated 2021/03/26 and is still in full force and effect.

**Signed By**

Murray Raymond Joseph Mazza 426 Highway #8, Unit 1 acting for Signed 2022 04 11  
Stoney Creek Applicant(s)  
L8G 1G2

Tel 905-561-1444

Fax 905-664-2873

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

MURRAY MAZZA LAW OFFICE 426 Highway #8, Unit 1 2022 04 11  
Stoney Creek  
L8G 1G2

Tel 905-561-1444

Fax 905-664-2873

**Fees/Taxes/Payment**

Statutory Registration Fee \$66.30  
Total Paid \$66.30

**File Number**

Deceased Client File Number : 320411  
Applicant Client File Number : 322065

**ACKNOWLEDGEMENT AND DIRECTION**

**TO:** Murray Raymond Joseph Mazza  
(Insert lawyer's name)

**AND TO:** MURRAY MAZZA LAW OFFICE  
(Insert firm name)

**RE:** TRANSMISSION APPLICATION - Coker, Vacant Lot, 0 Highway 8, Stoney ("the transaction")  
Creek, File No. 322065  
(Insert brief description of transaction)

**This will confirm that:**

- I/We have reviewed the information set out in this Acknowledgement and Direction and in the documents described below (the "Documents"), and that this information is accurate;
- You, your agent or employee are authorized and directed to sign, deliver, and/or register electronically, on my/our behalf the Documents in the form attached.
- You are hereby authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto being a copy of the version of the Document Registration Agreement, which appears on the website of the Law Society of Ontario as the date of the Agreement of Purchase and sale herein. I/We hereby acknowledge the said Agreement has been reviewed by me/us and that I/We shall be bound by its terms;
- The effect of the Documents has been fully explained to me/us, and I/we understand that I/we are parties to and bound by the terms and provisions of the Documents to the same extent as if I/we had signed them; and
- I/we are in fact the parties named in the Documents and I/we have not misrepresented our identities to you.
- I, \_\_\_\_\_, am the spouse of \_\_\_\_\_, the (Transferor/Chargor), and hereby consent to the transaction described in the Acknowledgment and Direction. I authorize you to indicate my consent on all the Documents for which it is required.

**DESCRIPTION OF ELECTRONIC DOCUMENTS**

The Document(s) described in the Acknowledgement and Direction are the document(s) selected below which are attached hereto as "Document in Preparation" and are:

- A Transfer of the land described above.
- A Charge of the land described above.
- Other documents set out in Schedule "B" attached hereto.

Dated at Hamilton, this 6<sup>th</sup> day of April, 2022.

**WITNESS**

(As to all signatures, if required)

\_\_\_\_\_

George Alfred Coker  
GEORGE ALFRED COKER

Melinda Coker  
MELINDA COKER

\_\_\_\_\_  
\_\_\_\_\_

**Properties**

**PIN** 17365 - 0193 LT  
**Description** PT LTS 3 & 4, CON 2 SALT FLEET, PART 1, 62R11175; DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN VM57548; STONEY CREEK CITY OF HAMILTON

**Deceased(s)**

**Name** COKER, NELLIE  
Acting as an individual  
**Address for Service** c/o 1330 Highway 8, Stoney Creek, Ontario, L8E 5K6  
**Date of death** was 2020/11/24

**Applicant(s)**

**Capacity**

**Share**

**Name** GEORGE ALFRED COKER Estate Trustee With A Will  
Acting as an individual  
**Address for Service** 82 Pleasant Avenue, Dundas, Ontario, L9H 5K6

The applicant is entitled to be the owner by law, as Estate Trustee of the estate of the deceased owner.  
This document is not authorized under Power of Attorney by this party.  
This transaction is not subject to any writs of execution. Execution search(s) completed on . Clear execution number(s) . I Murray R. Mazza confirm the appropriate party(ies) were searched.

**Name** MELINDA COKER Estate Trustee With A Will  
Acting as an individual  
**Address for Service** 1330 Highway 8, Stoney Creek, Ontario, L8E 5K6

The applicant is entitled to be the owner by law, as Estate Trustee of the estate of the deceased owner.  
This document is not authorized under Power of Attorney by this party.  
This transaction is not subject to any writs of execution. Execution search(s) completed on . Clear execution number(s) . I Murray R. Mazza confirm the appropriate party(ies) were searched.

**Statements**

The debts of the deceased are paid in full  
The applicant is appointed as Estate Trustee with a will by Ontario Superior Court Court, under file number 02670/21, dated 2021/03/26 and is still in full force and effect.

**File Number**

**Deceased Client File Number :** 320411  
**Applicant Client File Number :** 322065

**ACKNOWLEDGEMENT AND DIRECTION**

**TO:** Murray Raymond Joseph Mazza  
(Insert lawyer's name)

**AND TO:** MURRAY MAZZA LAW OFFICE  
(Insert firm name)

**RE:** TRANSFER - Coker, Vacant Lot, 0 Highway 8, Stoney Creek, File No. 322065 ("the transaction")  
(Insert brief description of transaction)

**This will confirm that:**

- I/We have reviewed the information set out in this Acknowledgement and Direction and in the documents described below (the "Documents"), and that this information is accurate;
- You, your agent or employee are authorized and directed to sign, deliver, and/or register electronically, on my/our behalf the Documents in the form attached.
- You are hereby authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto being a copy of the version of the Document Registration Agreement, which appears on the website of the Law Society of Ontario as the date of the Agreement of Purchase and sale herein. I/We hereby acknowledge the said Agreement has been reviewed by me/us and that I/We shall be bound by its terms;
- The effect of the Documents has been fully explained to me/us, and I/we understand that I/we are parties to and bound by the terms and provisions of the Documents to the same extent as if I/we had signed them; and
- I/we are in fact the parties named in the Documents and I/we have not misrepresented our identities to you.
- I, \_\_\_\_\_, am the spouse of \_\_\_\_\_, the (Transferor/Chargor), and hereby consent to the transaction described in the Acknowledgment and Direction. I authorize you to indicate my consent on all the Documents for which it is required.

**DESCRIPTION OF ELECTRONIC DOCUMENTS**

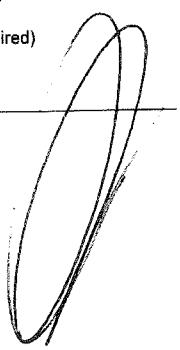
The Document(s) described in the Acknowledgement and Direction are the document(s) selected below which are attached hereto as "Document in Preparation" and are:

- A Transfer of the land described above.
- A Charge of the land described above.
- Other documents set out in Schedule "B" attached hereto.

Dated at Kingston, this 6th day of June, 2022

**WITNESS**

(As to all signatures, if required)



George Alfred Coker  
GEORGE ALFRED COKER

Melinda Coker  
MELINDA COKER

\_\_\_\_\_  
\_\_\_\_\_

**Properties**

*PIN* 17365 - 0193 LT *Interest/Estate* Fee Simple  
*Description* PT LTS 3 & 4, CON 2 SALTFLEET , PART 1 , 62R11175 ; DESCRIPTION MAY NOT BE  
 ACCEPTABLE IN FUTURE AS IN VM57548 ; STONEY CREEK CITY OF HAMILTON

**Consideration**

*Consideration* \$0.00

**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

*Name* COKER, NELLIE  
 Acting as an individual  
*Address for Service* c/o 1330 Highway 8, Stoney Creek, Ontario, L8E 5K6

This document is not authorized under Power of Attorney by this party.

This transaction is not subject to any writs of execution. Execution search(s) completed on . Clear execution Number(s) . I Murray R. Mazza confirm the appropriate party(ies) were searched.

**Transferee(s)***Capacity**Share*

*Name* GEORGE ALFRED COKER *Capacity* Joint Tenants  
 Acting as an individual

*Date of Birth* 1953 07 27  
*Address for Service* 82 Pleasant Avenue, Dundas, Ontario, L9H 5K6

*Name* MELINDA COKER *Capacity* Joint Tenants  
 Acting as an individual

*Date of Birth* 1957 05 12  
*Address for Service* 1330 Highway 8, Stoney Creek, Ontario, L8E 5K6

**Statements**

The personal representative has the authority to transfer the land under the terms of the will, if any, the Estates Administration Act and the Succession Law Reform Act.

Title to the land is not subject to spousal rights under the Family Law Act

The debts of the deceased are paid in full

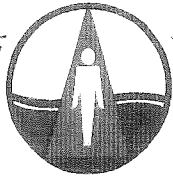
No consents are required for this transfer

**Calculated Taxes**

*Provincial Land Transfer Tax* \$0.00

**File Number**

*Transferor Client File Number :* 320411  
*Transferee Client File Number :* 322065



Hamilton Region Conservation Authority

July 14, 1997

SC/F&C/97/14

George and Nellie Coker  
1330 Highway No. 8  
Winona, Ontario  
L8E 5K6

Dear Mr. & Mrs. Coker:

**Re: Permit Application SC\F&C\97\14**  
**1330 Highway No. 8, City of Stoney Creek**

Staff of the Hamilton Region Conservation Authority have reviewed the above noted application and offer the following information for your consideration.

Based on the survey showing geodetic elevations submitted with the application, Authority staff have determined that the subject property is not located within the regulatory floodplain of Watercourse No. 12. As such, a permit from this agency is not required for development on the subject property.

You submitted a \$400 cheque with your application to cover the permit administration fee and the Authority cashed this cheque. In this regard, please find attached a refund cheque in the amount of \$400 from the Hamilton Region Conservation Authority.

Should you have any questions regarding this matter, please contact Mr. Scott Peck, Environmental Planner, at (905)648-4427, ext. 132.

Sincerely,

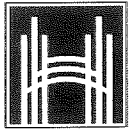
A handwritten signature in black ink, appearing to read "B. Scott Konkle".

B. Scott Konkle, O.A.L.A.  
Director of Watershed Planning and Engineering.

TSP/tsp

pc: L. Thomas, HRCA





Hamilton

Committee of Adjustment

City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto: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*	NA	
Registered Owners(s)	M. Coker/G.A. Coker	
Applicant(s)**	Melinda Coker George A. Coker	
Agent or Solicitor	NA	

\*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 [bballmelc@gmail.com](mailto:bballmelc@gmail.com)

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	1330 Hwy 8, Stoney Creek, ON, L8E 5K6 (recipient of land transfer)		
Assessment Roll Number	25 18 003 210 14350 0000		
Former Municipality	City of Stoney Creek		
Lot	3 & 4	Concession	2
Registered Plan Number	NA	Lot(s)	3 & 4
Reference Plan Number (s)	NA	Part(s)	1

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes  No

If YES, describe the easement or covenant and its effect:

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## 3 PURPOSE OF THE APPLICATION

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

- |   |  |
|---|--|
| <input type="checkbox"/> creation of a new lot(s)   | <input 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)<br>( i.e. a lot containing a surplus farm dwelling<br>resulting from a farm consolidation) |  |

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

Melinda Coker

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

1330 Hwy 8, Stoney Creek, ON, L8E 5K6 Roll 003210143000000

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3.4 Certificate Request for Retained Lands:  Yes\*

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

## 4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land:

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

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



Identified on Sketch as:	Area A	Area B	Area C		
Type of Transfer	N/A				
Frontage	21.727	1.433	23.993		
Depth	60.990	60.990	60.990		
Area	0.1325 ha	0.0087 ha	0.1463		
Existing Use	Vacant lot	lawn	residential lot		
Proposed Use	Vacant lot	lawn	residential lot		
Existing Buildings/ Structures	None	None	1 house 1 garage		
Proposed Buildings/ Structures	None	None	None		
Buildings/ Structures to be Removed	None	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) Low density residential ( Fruit land/ Winona Secondary Plan

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

There will be no change in land use, zoning, or number of individual properties. Also no change to existing easements or access to adjoining properties or easements.

- 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? R1 Single Family residential

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

- 5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?  
 Yes       No       Unknown

If YES, and known, provide the appropriate file number and status of the application.

- 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"/>	Greenhouse 44 m S on adjacent property
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.

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

NA

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- 6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?  
 Yes  No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

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- 6.4 How long has the applicant owned the subject land?  
since April 11, 2022.
- 

- 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.

Melinda Coker owns 1330 Hwy 8, Stoney Creek, ON, L8E 5K6  
George Alfred Coker owns 82 Pleasant Ave., Dundas, ON, L9H 3T4

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## 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)

Simple lot reconfiguration. A 1.433 m wide (60.990 m long) section of land is proposed to be removed from one lot and added to the adjacent lot. No changes to adjacent lands or access to lands will occur.

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- 7.2 Is this application consistent with the Provincial Policy Statement (PPS)?  
 Yes  No (Provide explanation)

Simple lot reconfiguration. A 1.433 m wide (60.990 m long) section of land is proposed to be removed from one lot and added to the adjacent lot. No changes to adjacent lands or access to lands will occur.

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- 7.3 Does this application conform to the Growth Plan for the Greater Golden Horseshoe?  
 Yes  No (Provide explanation)

Simple lot reconfiguration. A 1.433 m wide (60.990 m long) section of land is proposed to be removed from one lot and added to the adjacent lot. No changes to adjacent lands or access to lands will occur.

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- 7.4 Are the subject lands subject to the Niagara Escarpment Plan?  
 Yes  No (Provide explanation)

While the lot is within the NEC land (border is along Hwy 8 at front of lot), it is also within the urban boundary and not in NEC development control.

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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)

Previous owner was the present owners' mother, and who is deceased.

8.2 Does the current owner have any interest in any abutting land?  
 Yes  No (Provide explanation and details on plan)

Melinda Coker owns 1330 Hwy 8, which will be the recipient of the land transfer.

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)  
We don't think it needs validation. We have the deed in our names.

## 9 ADDITIONAL INFORMATION - CANCELLATION

9.1 Did the previous owner retain any interest in the subject land?  
 Yes  No (Provide explanation)

Previous owner is deceased

9.2 Does the current owner have any interest in any abutting land?  
 Yes  No (Provide explanation and details on plan)

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

## 10 ADDITIONAL INFORMATION - FARM CONSOLIDATION

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

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

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

### 10.2 Location of farm consolidation property:

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

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

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm consolidation property.

### 10.4 Description of farm consolidation property:

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

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

Frontage (m):	Area (m <sup>2</sup> or ha):
---------------	------------------------------

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 <sup>2</sup> 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

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