



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-23:56 | SUBJECT PROPERTY: | 264 FEDERAL STREET , STONE CREEK, |
|-------------------------|-------------------|--------------------------|--------------------------------------|

APPLICANTS: **Owner:** SOPHIE ZARALIKOS
 Agent: A. J. CLARKE & ASSOCIATES (STEPHEN FRASER)

PURPOSE & EFFECT: To permit the conveyance of two parcels of land to be added to two separate properties known municipally as 260 Federal Street (Part 1) and 262 Federal Street (Part 2). Part 3 is to remain as 264 Federal Street.

| | Frontage | Depth | Area |
|---------------------------------|----------------------|----------------------|--------------------------------------|
| SEVERED LANDS (Part 2): | 15.24 m [±] | 51.87 m [±] | 790.40 m ² [±] |
| RETAINED LANDS (Part 1): | 15.24 m [±] | 51.87 m [±] | 790.41 m ² [±] |
| RETAINED LANDS (Part 3): | 15.54 m [±] | 97.63 m [±] | 1,514.65 m ² [±] |

Associated Planning Act File(s): SC/B-17:104

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, October 5, 2023 |
| TIME: | 10:15 a.m. |
| PLACE: | Via video link or call in (see attached sheet for details) |
| | To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment |

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

- 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-23:56, 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: September 19, 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.

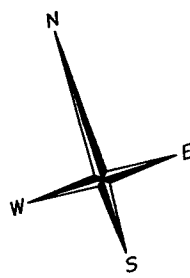
All members of the public who register will be contacted by Committee Staff to confirm details of the registration prior to the Hearing and provide an overview of the public participation process.

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 LOT 7
REGISTRAR'S COMPILED PLAN 1293
IN THE
CITY OF HAMILTON

SCALE 1:400
0 5 10 15 20 metres
G. G. ALDWORTH O.L.S.



| SCHEDULE | | | | |
|----------|---------------|------|-------------------|------------------------|
| PART | LOT | PLAN | PIN | AREA |
| 1 | PART OF LOT 7 | 1293 | ALL OF 17324-0072 | 790.41 m ² |
| 2 | | | | 790.40 m ² |
| 3 | | | | 1514.65 m ² |

PLAN 62R-21050

RECEIVED AND DEPOSITED:

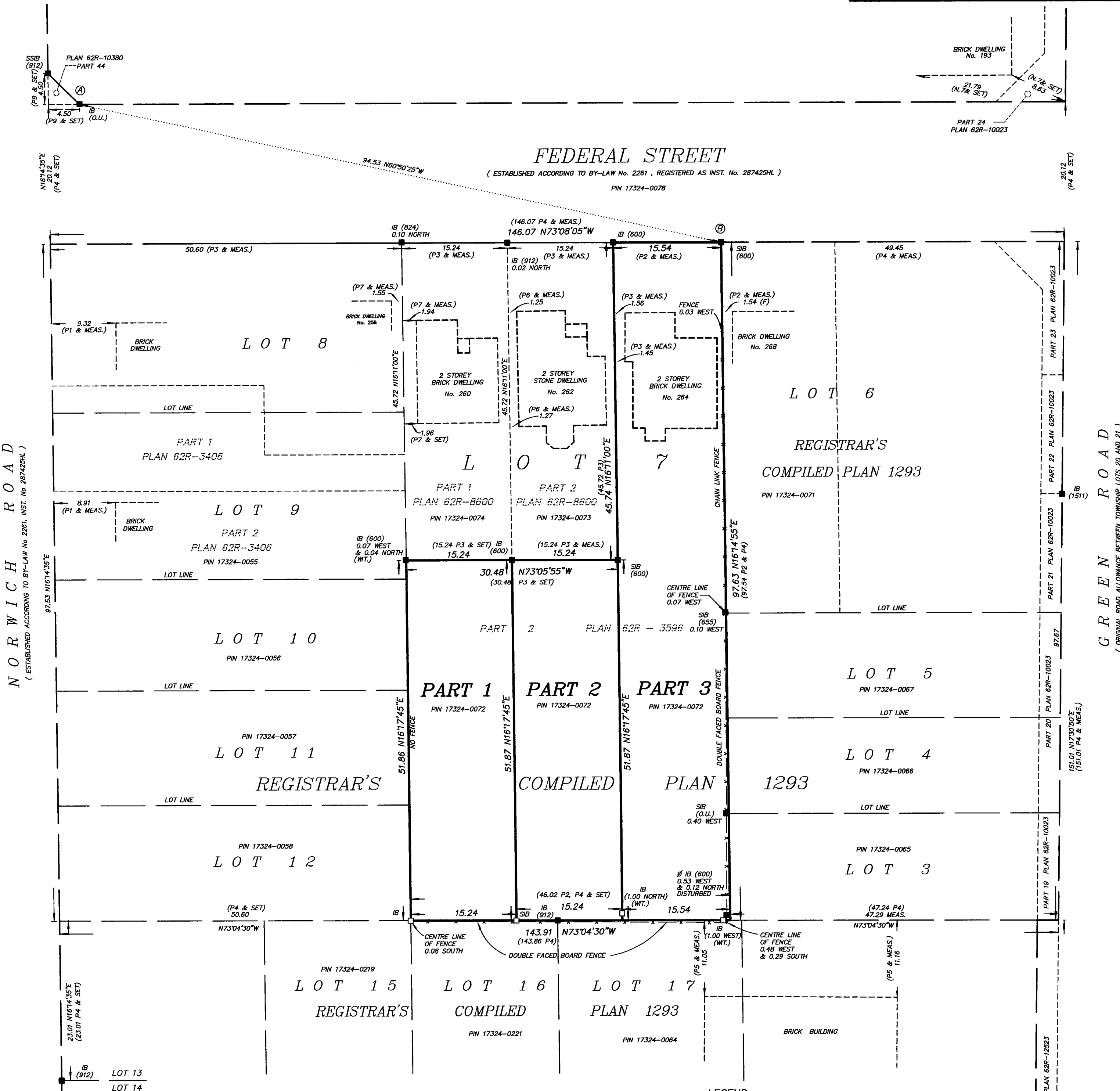
Jan 9/19 "A. Sarany"

DATE 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.

DECEMBER 21, 2018

MAURIZIO TARLI



BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE
POINTS (A) AND (B) BY REAL TIME NETWORK (RTN) OBSERVATIONS,
UTM ZONE 17, (81 DEGREES LONGITUDE) NAD83 (CSRS)(2010)
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999721

| OBSERVED REFERENCE POINTS: UTM ZONE 17, NAD83 (CSRS) (2010) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10 | | |
|---|-------------|------------|
| POINT ID | NORTHING | EASTING |
| (A) | 4786358.176 | 602759.178 |
| (B) | 4786312.128 | 602841.706 |

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

FOR BEARING COMPARISON A ROTATION OF 0°50'05" COUNTERCLOCKWISE
WAS APPLIED TO P2 & P3 TO CONVERT TO GRID BEARINGS
AND A ROTATION OF 0°51'35" COUNTERCLOCKWISE
WAS APPLIED TO P1 TO CONVERT TO GRID BEARINGS
AND A ROTATION OF 0°17'45" COUNTERCLOCKWISE
WAS APPLIED TO P8 TO CONVERT TO GRID BEARINGS
AND A ROTATION OF 0°47'10" COUNTERCLOCKWISE
WAS APPLIED TO P10 TO CONVERT TO GRID BEARINGS

LEGEND:

- SIGN THIS DENOTES A SURVEY MONUMENT PLANTED
- SIGN THIS DENOTES A SURVEY MONUMENT FOUND
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- (600) DENOTES SHORT STANDARD IRON BAR
- (655) DENOTES S. W. WOODS O. L. S.
- (824) DENOTES J. T. PETERS O. L. S.
- (912) DENOTES A. T. McLAREN O. L. S.
- (1511) DENOTES A. J. CLARKE O. L. S.
- (N.) DENOTES G. CONSOLO O. L. S.
- (F) DENOTES PREVIOUS SURVEY NOTES BY A. J. CLARKE & ASSOCIATES LTD. DATED JUNE 11, 1974
- (P1) DENOTES FOUNDATION
- (P2) DENOTES PLAN 62R-3406
- (P3) DENOTES PLAN 62R-3596
- (P4) DENOTES PLAN 62R-8600
- (P5) DENOTES REGISTRAR'S COMPILED PLAN No 1293
- (P6) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY A. J. CLARKE & ASSOCIATES LTD. DATED AUG. 24, 1988 (FILE No R-2112)
- (P7) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY A. J. CLARKE & ASSOCIATES LTD. DATED JULY 9, 1997 (FILE No E-14355)
- (P8) DENOTES BUILDING LOCATION BY A. J. CLARKE & ASSOCIATES LTD. DATED OCTOBER 26, 1987 (FILE No H-18277)
- (P9) DENOTES PLAN 62R-10023
- (P10) DENOTES PLAN 62R-10380
- (P11) DENOTES PLAN 62R-12523
- (WT.) DENOTES MEASURED
- (WT.) DENOTES WITNESS

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

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT
AND THE REGULATIONS MADE UNDER THEM
- THE SURVEY WAS COMPLETED ON THE 21th DAY OF DECEMBER 2018

DECEMBER 21, 2018
DATE

G. G. ALDWORTH
ONTARIO LAND SURVEYOR

THE KING'S HIGHWAY No 8

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: a.jc@ajclarke.com

PROJECT 178187

Caution:
This is not a plan of survey and
shall not be used except for the
purpose indicated in the title block.

SKETCH SHOWING THE LOCATION OF THE GARAGE
264 FEDERAL AVENUE
IN THE

CITY OF HAMILTON

SCALE 1:400
0 5 10 15 20 metres

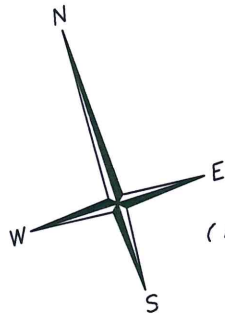
KEVIN H. BROWN O.L.S.

NOTE:

THE ABOVE NOTED LANDS ARE LEGALLY DESCRIBED AS:
PART OF LOT 7
REGISTRAR'S COMPILED PLAN 1293

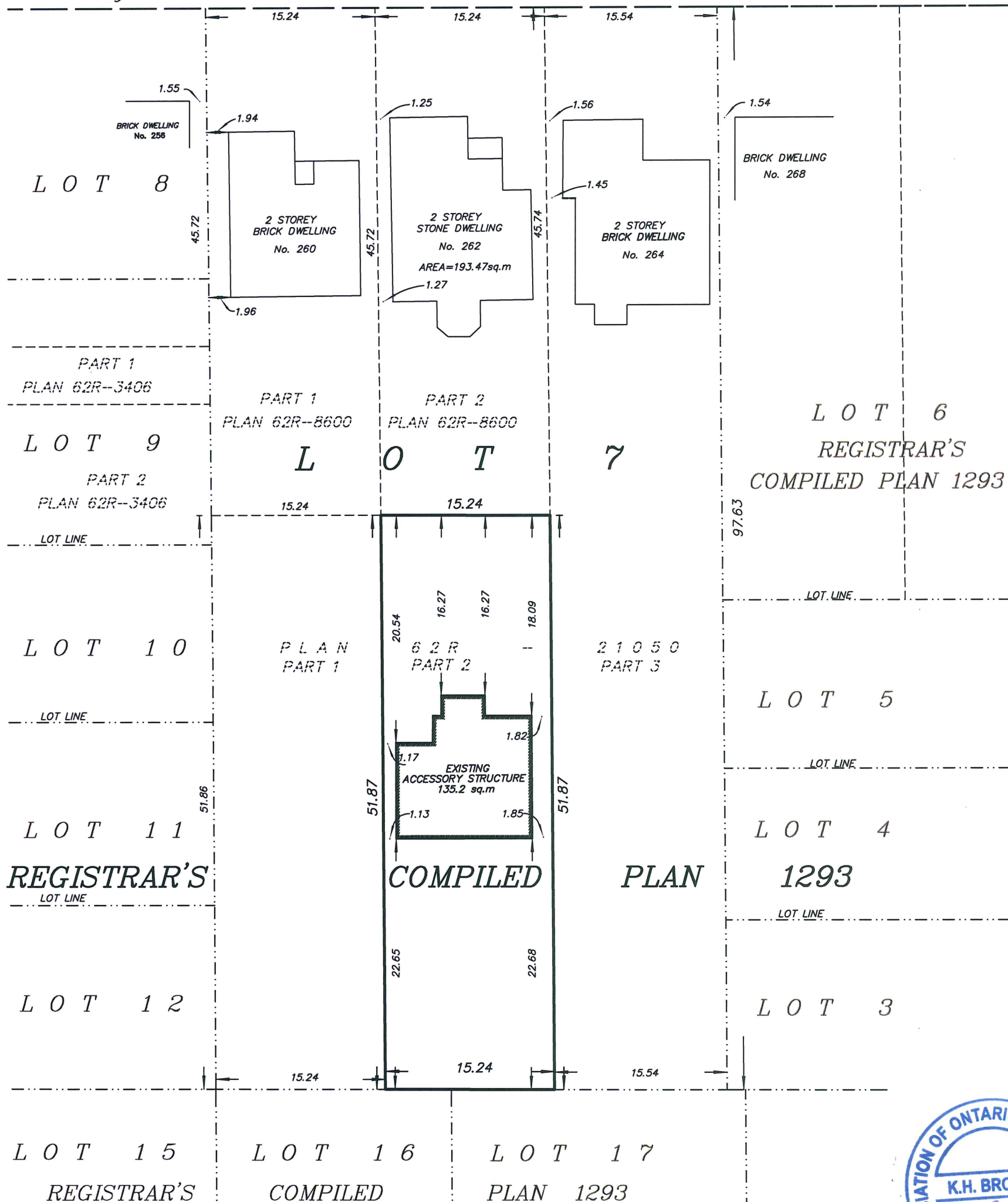
METRIC:

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



FEDERAL STREET

(ESTABLISHED ACCORDING TO BY-LAW No. 2261 , REGISTERED AS INST. No. 287425HL)



AUGUST 24, 2023
DATE

| | |
|--|-----------------|
| STONEY CREEK- BY LAW 3092-92 R6-RESIDENTIAL | |
| LOT AREA AFTER CONSOLIDATION | 1487.59 sqm |
| ACCESSORY AREA | 135.2 sqm |
| ACCESSORY COVERAGE AFTER CONSOLIDATION 10% MAX | PROPOSED 9.01% |
| LOT COVERAGE AFTER CONSOLIDATION 40% MAX | PROPOSED 22.09% |

NOTE:

THE INFORMATION SHOWN ON THIS PLAN WERE
OBTAINED BY ACTUAL FIELD SURVEY BY A. J.
CLARKE & ASSOCIATES LTD. DATED AUGUST
10, 2023 AND COMPILED PLANS ON FILE

NOTE:

THE INTENT OF THE PARCEL WILL BE THE
CONSOLIDATION OF PART 2 PLAN 62R-8600
AND PART 2 PLAN 62R-21050



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

| | | | |
|-----------------|-------------------|-----------------------|----------------------|
| DRAWN BY: WS | CHECKED BY: KB | PROJECT No. 178187 | INDEX No. X-9986A |
|-----------------|-------------------|-----------------------|----------------------|



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

July 26th, 2023

The City of Hamilton
Committee of Adjustment
Planning and Economic Development Department
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Attn: Ms. Jamila Sheffield, via email: Jamila.Sheffield@hamilton.ca
Secretary-Treasurer

Re: Severance Application
264 Federal Street, Stoney Creek (Hamilton)

Dear Madam,

As required for the above-noted application, please find attached the following:

1. A cheque in the amount of \$3,220.00; made payable to the City of Hamilton.
2. One (1) copy of the completed application form with signatures.
3. One (1) digital copy of Plan 62R-21050.
4. One (1) digital copy of the Notice of Decision for the previous severance approval.

The proposed consent application is a resubmission of the previous consent application under File: SC/B-17:104, that was completed but not registered and/or transferred in the statutory timeline.

This application will act as a lot line adjustment for 3 lots by severing the lands into 3 parcels; each parcel will retain the existing dwelling on 260,262 & 264 Federal Street, respectively. Please refer to the concurrently submitted deposited reference Plan 62R-21050. Part 1 will be merged and added to 260 Federal Street and Part 2 (severed) will be merged and added to 262 Federal Street. Part 3 will also be retained by the current owner of the lands at 264 Federal Street by the creation of Part 2 (severed lands). No new building lots will be created because of the proposed severance. The resultant lots will be compliant with the existing zoning with respect to frontage and lot area.

Further to questions 7.2 and 7.3 of the attached application form, the following is submitted:

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

This property is appropriate for development because it is within a settlement area as defined in the PPS, and settlement areas shall be the focus of growth. The subject lands are also within the built-up area and the proposed consent application will facilitate the creation of a more logical lotting pattern and serve to correct an existing flag shaped lot, which are generally discouraged. The proposal does not propose any new building lots, nor does it propose an expansion to any structure, or increase the intensity of the existing use. As such, the proposed development is consistent with the Provincial Policy Statement (2020).



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

The Growth Plan stresses the importance of optimizing the existing supply of land already designated for urban development (intensification) within the Greater Golden Horseshoe to avoid over-designating new land for future urban development. The proposal is consistent with the Growth Plan as it will encourage a more logical lotting pattern. The proposal does not propose any new building lots, nor does it propose an expansion to any structure, or increase the intensity of the existing use. As such, the proposed development complies with the Growth Plan for the Greater Golden Horseshoe (2019).

I trust this is satisfactory for your purposes and thank you for your co-operation in this matter. Should you have any questions or require additional information, please do not hesitate to contact our office.

Yours very truly,

Stephen Fraser, MCIP, RPP
A. J. Clarke and Associates Ltd.

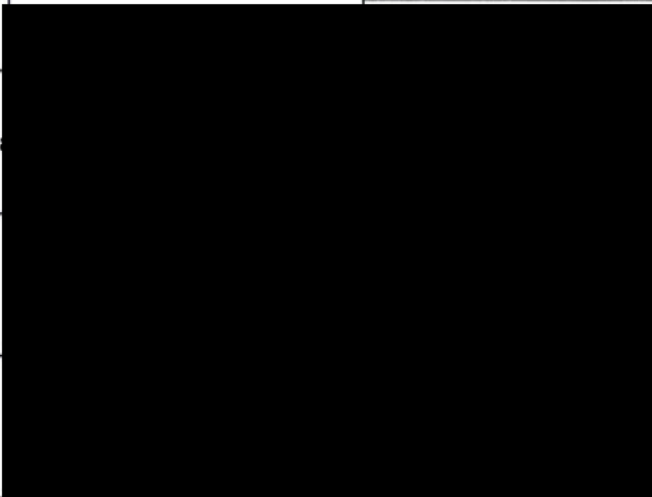
Encl.

Copy via email: Ms. Sophia M. Starcevic sstarcevic@georgestreetlaw.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: |
| Registered Owners(s) | Sophie Zaralikos (c/o Ilija St |  | |
| Applicant(s)** | Same as owner | | |
| Agent or Solicitor | A. J. Clarke and Associates | | |

*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 | 264 Federal Street, Stoney Creek | | |
| Assessment Roll Number | | | |
| Former Municipality | Hamilton-Wentworth | | |
| Lot | | Concession | |
| Registered Plan Number | 1293 | Lot(s) | Pt. Lot 7 |
| Reference Plan Number (s) | 62R-21050 | Part(s) | 1-3 inclusive |

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:

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:

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

Part 1 to be added to 260 Federal Street and Part 2 to be added to 262 Federal Street

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 and 3 | Part 2 | | | |
| Type of Transfer | N/A | | | | |
| Frontage | 15.24 (width) and | 15.24 (width) | | | |
| Depth | 51.87 and 97.63 | 51.87 | | | |
| Area | 790.41sq.m and | 790.40sq.m | | | |
| Existing Use | residential/vacant | residential | | | |
| Proposed Use | residential | residential | | | |
| Existing Buildings/ Structures | none on Part 1. Single-detached dwelling and | Accessory 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) Neighbourhoods

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

Please see cover letter.

- 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? "R6" Residential Zone

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.

Previous File: SC/B-17:104 was completed but not registered and/or transferred.

- 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"/> | banks directly south al |
| 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.

Previous File: SC/B-17:104 was completed but not registered and/or transferred.

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

No change from previous File: SC/B-17:104.

- 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?

Since 1959

- 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)

Please see cover letter.

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

☒ Yes ☐ No (Provide explanation)

Please see cover letter.

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

☒ Yes ☐ No (Provide explanation)

Please see cover letter.

- 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
