



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-23:65	SUBJECT PROPERTY:	7 TRILLIUM AVENUE, STONEY CREEK
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APPLICANTS: **Owner:** CITY OF HAMILTON CORPORATE REAL ESTATE C/O RAYMOND KESSLER
Applicant: GIUSEPPE & PATRIZIA LONGO

PURPOSE & EFFECT: To sever the existing residential lot into three parcels, the severed lands will be vacant residential building lots and the retained lands will be a vacant residential building lot.

	Frontage	Depth	Area
SEVERED LANDS :	9.144 m [±]	38.746/38.61 m [±]	353.79 m ² ±
RETAINED LANDS:	9.144 m [±]	38.61/38.47 m [±]	352.41 m ² ±
SEVERED LANDS:	9.144 m [±]	38.47/38.338 m [±]	351.17 m ² ±

Associated Planning Act File(s): SC/A-23:266

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, December 7, 2023
TIME:	12:25 p.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:

SC/B-23:65

- 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-23:65, 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: November 21, 2023

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.



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PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon two days before the Hearing.**

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All comments received by noon two business days before the meeting will be forwarded to the Committee members.

Comments are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeefadjustment

Oral Submissions During the Virtual Meeting

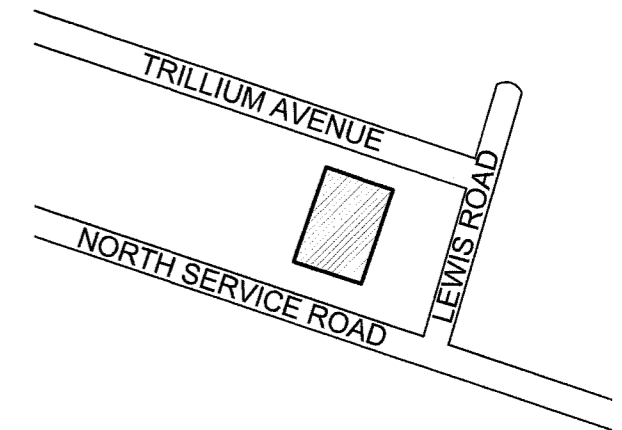
Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. **Interested members of the public must register by noon the day before the hearing.**

To register to participate by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221. The following information is required to register: Committee of Adjustment file number that you wish to speak to, the hearing date, name and address of the person wishing to speak, if they will be connecting via phone or video, and if applicable the phone number they will be using to call in. A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

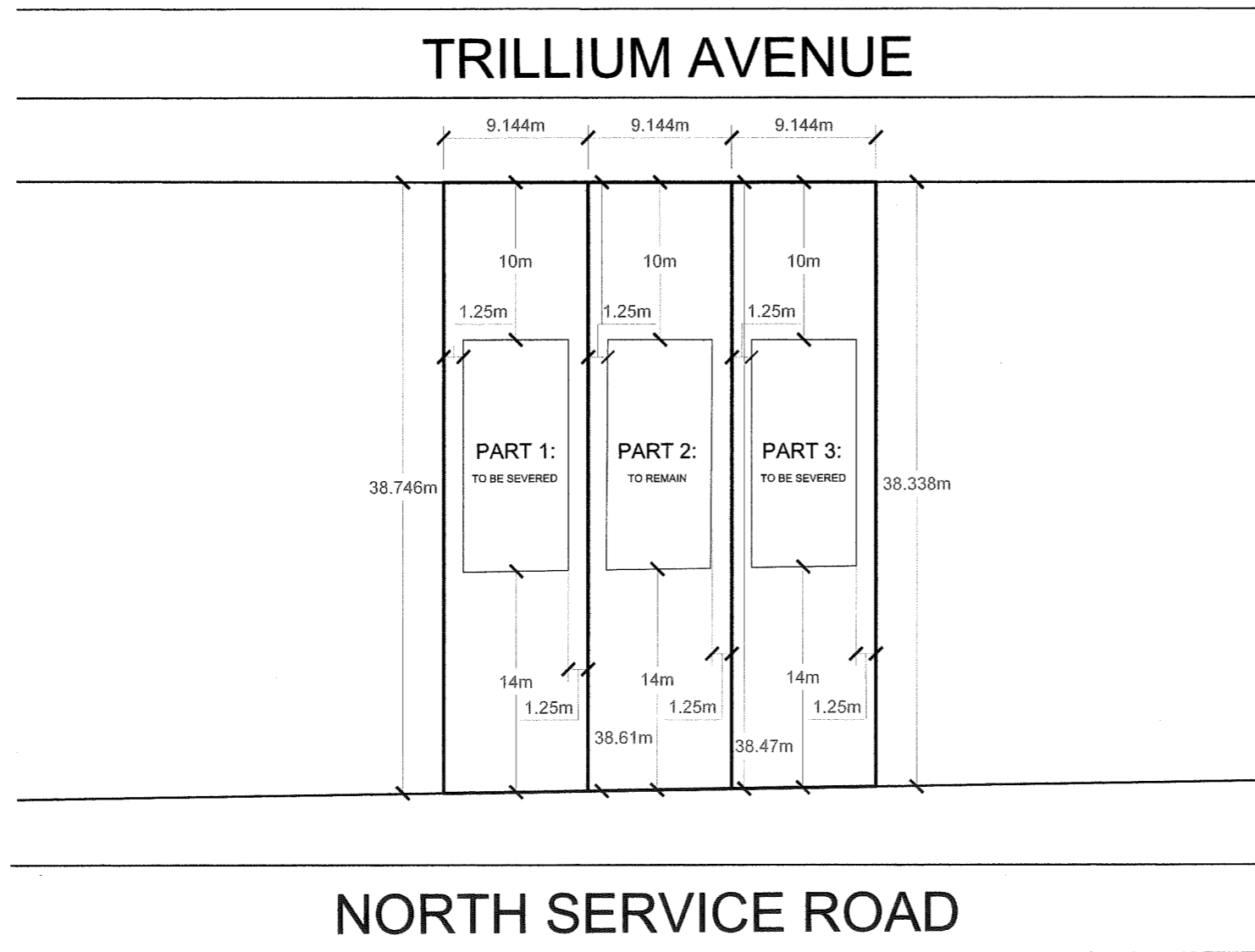
All members of the public who register will be contacted by Committee Staff to confirm details of the registration prior to the Hearing and provide an overview of the public participation process.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.



KEY PLAN
(N.T.S.)



DETAILS OF DEVELOPMENT

TOTAL LOT AREA:	11381.40 sq.ft.	1057.37 sq.m.
PART 1 LOT AREA:	3808.15 sq.ft.	353.79 sq.m.
PART 2 LOT AREA:	3793.33 sq.ft.	352.41 sq.m.
PART 3 LOT AREA:	3779.92 sq.ft.	351.17 sq.m.

NOTES:

1. OWNER/CONTRACTOR TO VERIFY AND CHECK ALL DIMENSIONS AND SPECS PRIOR TO AND DURING CONSTRUCTION.
2. ANY DEVIATIONS, DEFICIENCIES OR DISCREPANCIES FROM THESE DRAWINGS AND SPECS REQUIRES WRITTEN CLARIFICATION AND/OR APPROVAL FROM THE DESIGNER PRIOR TO CONSTRUCTION.

REV.		
3		
2		
1		
JOB NO.		PROPOSED PLAN FOR:
CHKD. BY		JOE LONGO
DRN. BY		7 TRILLIUM AVENUE
DATE: OCTOBER, 2023		HAMILTON, ON
SCALE: 1:10000		SITE SKETCH
DWG NO. A-1		

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



TRILLIUM AVENUE
 (Formerly LAKEVIEW CRESCENT by Registered Plan 675)
 (Name changed by BY-LAW 2619 registered as INSTRUMENT AB27192)
 P I N 1 7 3 6 2 - 0 0 9 8 (L T)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT		PLAN 62R-20713			
DATE NOVEMBER 22, 2017		DATE NOV 24/17			
DAVID A. LAMONT O.L.S. SENIOR PROJECT MANAGER SURVEYS		"Krisna Power" REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WENTWORTH (E2)			
SCHEDULE					
PART	LOT	PLAN	PN	AREA	TRANSFeree
1	PART OF LOTS 23, 24, 25 & 26	675	PART OF 17362-0101(LT)	299m ²	CITY OF HAMILTON
2	PART OF LOTS 24, 25 & 26			289m ²	
3				297m ²	

PLAN OF SURVEY OF
PART OF LOTS 23 to 26
REGISTERED PLAN 675
 IN THE
CITY OF HAMILTON
 SCALE = 1:100
 0 5 10 METRES
 DAVID A. LAMONT, ONTARIO LAND SURVEYOR

BEARING AND COORDINATE NOTE
 BEARINGS ARE GRID BEARINGS DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS FROM OBSERVED REFERENCE POINTS (ORP) AND SHOWN HEREON HAVING A BEARING OF N71°53'16"W REFERRED TO UTM NAD83 (OSGND) COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE.
 DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99981635.
 COORDINATES ON THIS PLAN ARE BASED ON GNSS OBSERVATION VERIFIED FROM THE FOLLOWING MONUMENTS:

UTM COORDINATES (Metres)		
Reference Monuments	Northing	Easting
008990072	4787423.539	605946.103
008990073	4786523.976	606346.622
OBSERVED REFERENCE POINTS (ORP's) as per Section 14(2) of O. Reg. 216/10		
ORP-A	4786419.842	606103.622
ORP-B	4786402.779	606155.124
ORP-C	4786385.321	606103.207


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


LEGEND

- - DENOTES PLANTED MONUMENT
- - DENOTES FOUND MONUMENT
- IB - DENOTES IRON BAR
- SIB - DENOTES STANDARD IRON BAR
- SSIB - DENOTES SHORT STANDARD IRON BAR
- OU - DENOTES ORIGIN UNKNOWN
- Reg'd - DENOTES REGISTERED
- P1 - DENOTES PLAN 62R-20713


SURVEYOR'S CERTIFICATE

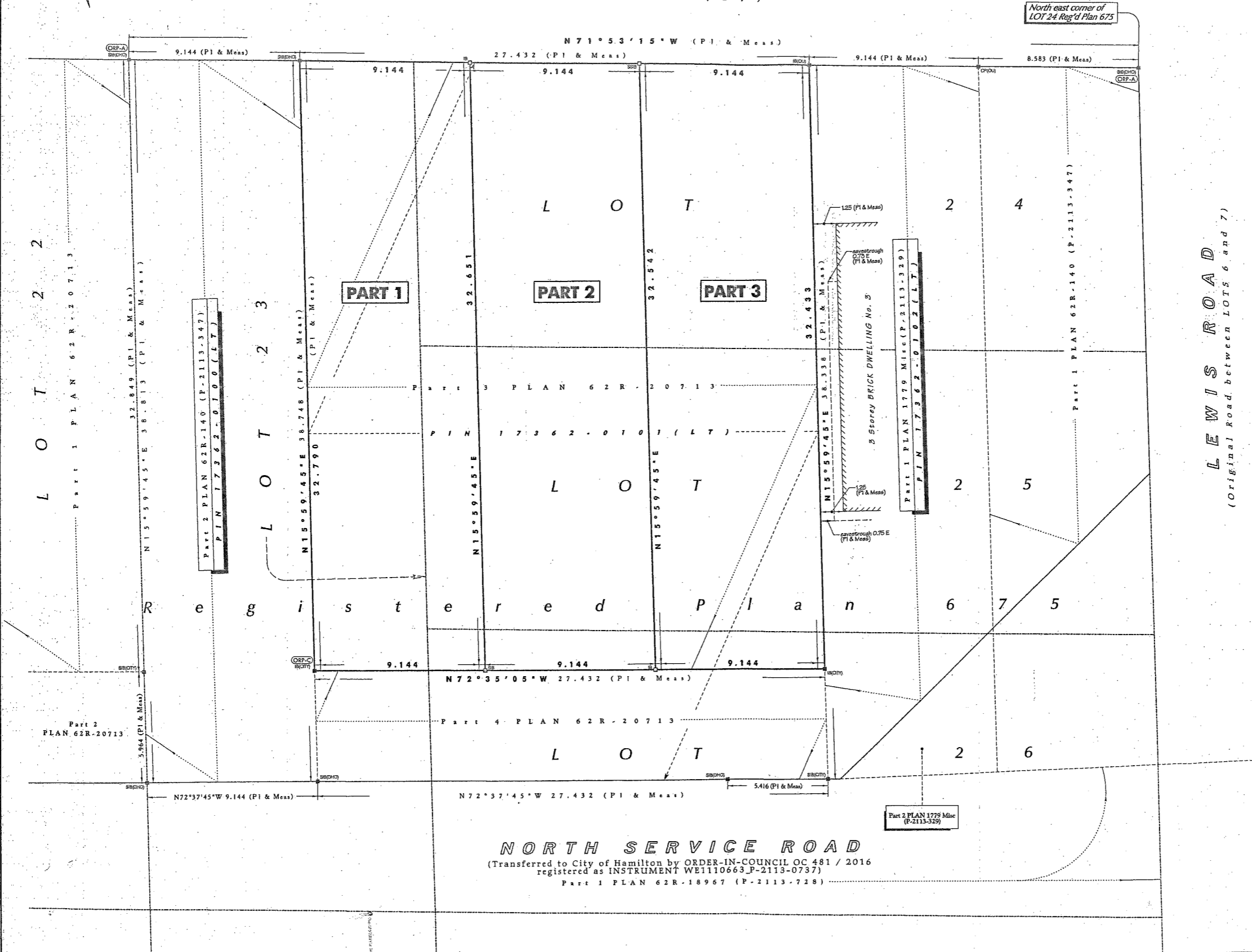
- I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 1st DAY OF NOVEMBER 2017.

NOVEMBER 17, 2017
 DATE

 DAVID A. LAMONT O.L.S.


Hamilton
 Geomatics and Corridor Management

FIELD BOOK	SC	FILE No. Y:\hxxxx\SC0305-5199	DATE	2018-11-02	
SURVEYED BY	BM	CHECKED BY	RCP	CHECKED BY	DAL, O.L.S.


 GORD MACGUIRE, O.L.S., MANAGER
PLAN No. RC-S-938 SURVEYS



LEWIS ROAD
 (Original Road between LOTS 6 and 7)

NORTH SERVICE ROAD
 (Transferred to City of Hamilton by ORDER-IN-COUNCIL OC 481 / 2016 registered as INSTRUMENT WE1110663_P-2113-0737)
 Part 1 PLAN 62R-18967 (P-2113-728)

PLAN 62R-10320

AVENUE

Registered Plan 675)
red as INSTRUMENT AB27192)

0 9 8 (L T)

& Meas)

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

PART 3

LOT 25

LOT 26

LOT 27

a n

6

7

5

PART 2

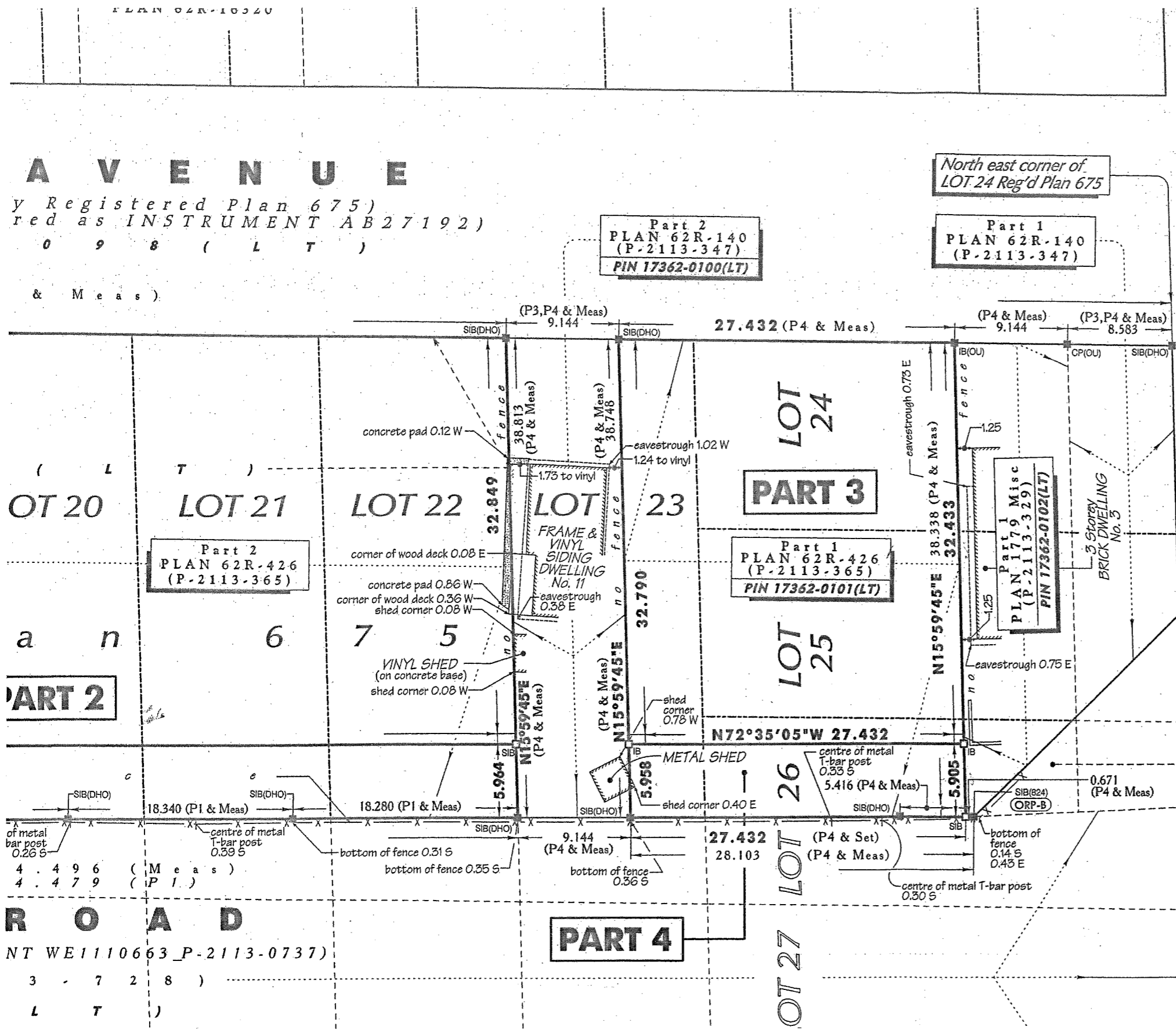
PART 4

ROAD

NT WE1110663_P-2113-0737)

3 7 2 8)

L T)



North east corner of
LOT 24 Reg'd Plan 675

Part 2
PLAN 62R-140
(P-2113-347)
PIN 17362-0100(LT)

Part 1
PLAN 62R-140
(P-2113-347)

Part 2
PLAN 62R-426
(P-2113-365)

Part 1
PLAN 62R-426
(P-2113-365)
PIN 17362-0101(LT)

Part 1
PLAN 1779 Misc
(P-2113-329)
PIN 17362-0102(LT)

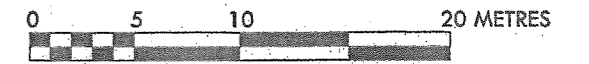
Part 2
PLAN 1779 Misc
(P-2113-329)

LEWIS ROAD
(Original Road between LOTS 6

REGISTERED PLAN 6

IN THE
CITY OF HAMILTON

SCALE = 1:300



DAVID A. LAMONT ONTARIO LAND SURVEYOR

BEARING AND COORDINATE NOTE

BEARINGS ARE GRID BEARINGS ARE DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS FROM OBSERVED REFERENCE POINTS (ORP) (A and B) SHOWN HEREON HAVING A BEARING OF N72°37'15"W REFERRED TO UTM NAD83 (Original) COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE.

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99981635.

COORDINATES ON THIS PLAN ARE BASED ON GNSS OBSERVATION VERIFIED FROM THE FOLLOWING MONUMENTS:

UTM COORDINATES (Metres)		
Reference Monuments	Northing	Easting
008980072	4787423.539	605846.103
008980073	4786523.976	608346.622
OBSERVED REFERENCE POINTS (ORP's) as per Section 14(2) of O. Reg. 216/10		
ORP-A	4786398.737	609040.415
ORP-B	4786371.212	609128.363
ORP-C	4786483.521	608972.968

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

BEARING COMPARISONS

FOR THE PURPOSE OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ROTATIONS SHOWN

UTM BEARING COMPARISONS	
Plan	Rotation
P1	1°00'45" COUNTER-CLOCKWISE
P2,P3,P4	0°49'45" COUNTER-CLOCKWISE
P5	1°41'45" COUNTER-CLOCKWISE



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

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

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

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

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Purchaser*			Phone: E-mail:
Registered Owners(s)	City of Hamilton		
Applicant(s)**	Giuseppe & Patrizia Longo		
Agent or Solicitor			E-mail:

*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	7 Trillium Ave., Stoney Creek		
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number	675	Lot(s)	23, 24, 25, 26
Reference Plan Number (s)	62R20713	Part(s)	3, 4

62R20732 1, 2, 3

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

Yes No

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

3 PURPOSE OF THE APPLICATION

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

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

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

- Pending -

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

N/A

3.4 Certificate Request for Retained Lands: Yes*

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

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of subject land:

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

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
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Identified on Sketch as:		Part 1	Part 2	Part 3	
Type of Transfer	N/A	Severed	Retained	Severed	
Frontage		9,144	9,144	9,144	
Depth		38.746 / 38.61	38.61 / 38.47	38.47 / 38.338	
Area		353.79	352.41	351.17	
Existing Use		Single Family	Single Family	Single Family	
Proposed Use		Single Family	Single Family	Single Family	
Existing Buildings/ Structures		—	—	—	
Proposed Buildings/ Structures		New single family dwelling	New single family dwelling	New single family dwelling	
Buildings/ Structures to be Removed		—	—	—	

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

- | | |
|---|--|
| <input type="checkbox"/> provincial highway | <input type="checkbox"/> right of way |
| <input type="checkbox"/> municipal road, seasonally maintained | <input type="checkbox"/> other public road |
| <input checked="" type="checkbox"/> municipal road, maintained all year | _____ |

b) Type of water supply proposed: (check appropriate box)

- | | |
|--|---|
| <input checked="" type="checkbox"/> publicly owned and operated piped water system | <input type="checkbox"/> lake or other water body |
| <input type="checkbox"/> privately owned and operated individual well | <input type="checkbox"/> other means (specify) |
| | _____ |

c) Type of sewage disposal proposed: (check appropriate box)

- | |
|--|
| <input checked="" type="checkbox"/> publicly owned and operated sanitary sewage system |
| <input type="checkbox"/> privately owned and operated individual septic system |
| <input type="checkbox"/> 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) Urban Settlement

Please provide an explanation of how the application conforms with a City of Hamilton Official 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? RR

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 *Concurrent - Minor Variance*

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"/>	
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.

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

N/A.

- 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?

Deposit July 2023, CLOSING MID DEC. 2023

- 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.

Primary Residence.

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)

Intensification within existing urban growth area.

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

Same as 7.1

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

Same as 7.1

- 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)

N/A

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

N/A

- 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

N/A

- 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

N/A