



**NOTICE OF APPLICATION
CONSENT (DELEGATED AUTHORITY)**

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.:	B-24:24	SUBJECT PROPERTY:	23,25,27,29,31 Church Street, Stoney Creek
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APPLICANTS: Owner Edgelake Beach Ltd.
Agent Joseph Tomaino per Upper Canada Consultants

PURPOSE & EFFECT: To permit the creation of an easement for access for shoreline maintenance over properties known as 23, 25, 27, 29 & 31 Church Street, Stoney Creek.

	Frontage	Depth	Area
29 Church Street			
EASEMENT LANDS (Part 1 & 2):	N/A m [±]	4 m [±]	47.36 m ² ±
REMAINDER LANDS:	15.24 m [±]	95.10 m [±]	1449.93 m ² ±
EASEMENT LANDS (Part 3):	N/A m [±]	4 m [±]	4.5 m ² ±
EASEMENT LANDS (Part 4):	4 m [±]	4 m [±]	382.8 m ² ±
	Frontage	Depth	Area
27 Church Street			
REMAINDER LANDS:	15.24 m [±]	97.13 m [±]	1480.26 m ² ±
EASEMENT LANDS (Part 7 & 8):	N/A m [±]	4 m [±]	60.96 m ² ±

	Frontage	Depth	Area
25 Church Street			
REMAINDER LANDS:	15.24 m [±]	99.16 m [±]	1511.19 m ² [±]
EASEMENT LANDS (Part 9 & 10):	N/A m [±]	4 m [±]	60.96 m ² [±]
	Frontage	Depth	Area
23 Church Street			
REMAINDER LANDS:	15.36 m [±]	101.13 m [±]	1553.35 m ² [±]
EASEMENT LANDS (Part 11):	N/A m [±]	4 m [±]	58.72 m ² [±]
	Frontage	Depth	Area
31 Church Street			
REMAINDER LANDS:	15.24 m [±]	93.07 m [±]	1418.38 m ² [±]
EASEMENT LANDS (Part 5 & 6):	N/A m [±]	4 m [±]	61.08 m ² [±]

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 decided upon by the Consent Authority, the Director of Planning and Chief Planning, no earlier than:

Tuesday, June 11, 2024

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

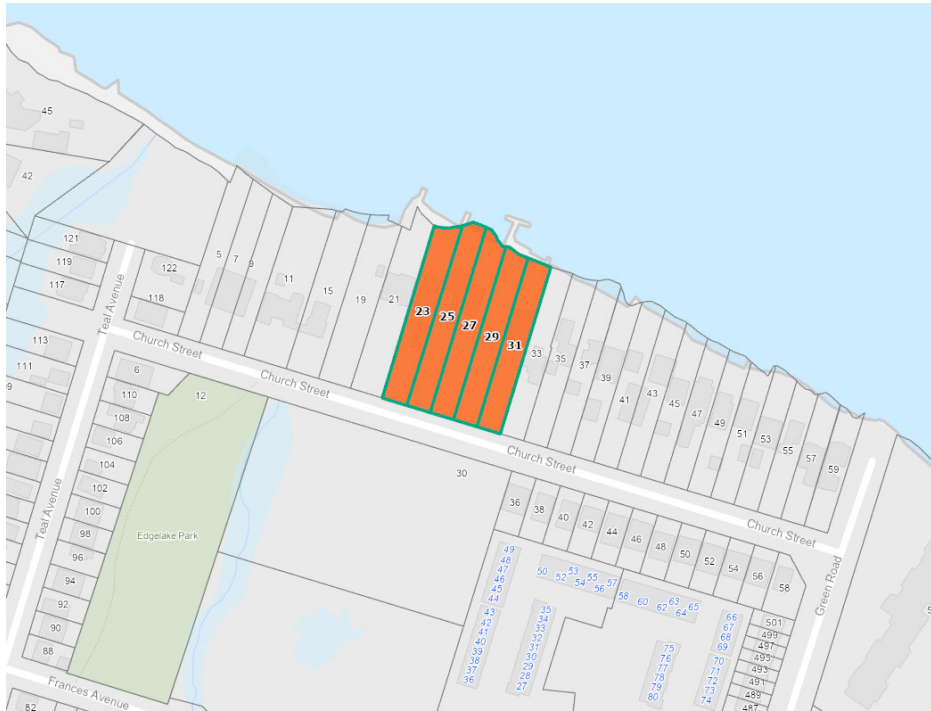
- Visit www.hamilton.ca/committeeofadjustment - Delegated Consent Authority Tab
- Email Committee of Adjustment staff at cofa@hamilton.ca
- Call 905-546-CITY (2489) or 905-977-1654


PUBLIC INPUT

Written: If you would like to submit written comments to the Consent Authority, you may do so via email or hardcopy. Written 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 Date of Decision.**

Comments will be available on **June 7, 2024** on our website:
www.hamilton.ca/committeeofadjustment

Orally: Oral comments are not able to be submitted.



 **Subject Lands**

DATED: May 23, 2024

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.

If a person or public body that files an appeal of a Decision in respect of the proposed consent does not make written submissions before the Consent Authority gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

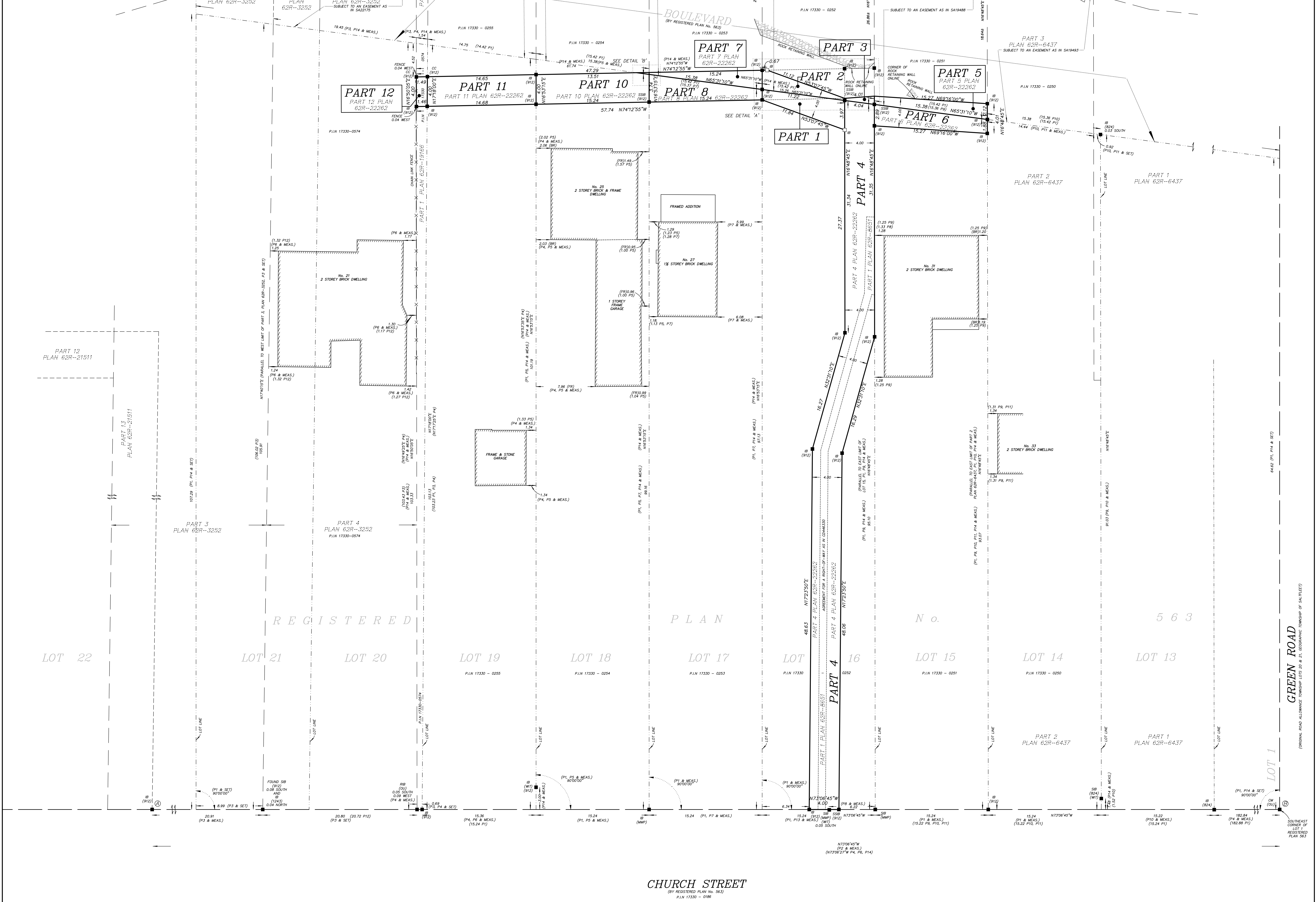
If you wish to be notified of the Decision of Consent Authority in respect of the proposed consent, **you must make a written request** to the Secretary-Treasurer of The City of Hamilton Committee of Adjustment by email at cofa@hamilton.ca or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5. A copy of the Decision will only be sent to those who request.

PLAN OF SURVEY OF
PART OF LOTS 15 TO 20, INCLUSIVE
 AND
PART OF BOULEVARD
 REGISTERED PLAN No. 563
 IN THE
CITY OF HAMILTON
 SCALE 1:200
 0 10 metres

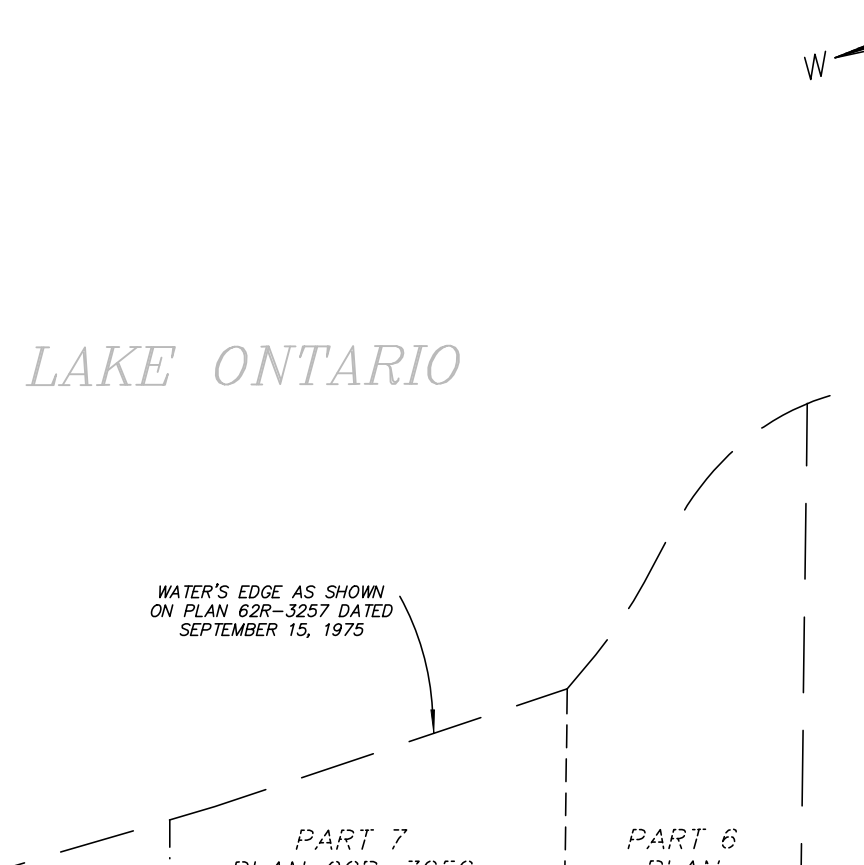
THE INTENDED PLOT SIZE OF THIS PLAN IS 914mm IN WIDTH BY 914mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200
 NICHOLAS P. MUTH, O.L.S.

LEGEND:
 (P) DENOTES SURVEY MONUMENT PLANTED
 (S) DENOTES SURVEY MONUMENT FOUND
 (SB) DENOTES STANDARD IRON BAR
 (W) DENOTES IRON BAR
 (R) DENOTES ROUND IRON BAR
 (CR) DENOTES CONCRETE MONUMENT
 (CC) DENOTES CEMENT CONCRETE
 (SMB) DENOTES SHORT STANDARD IRON BAR
 (P1) DENOTES A.J. CLARKE & ASSOCIATES LTD.
 (P2) DENOTES EDWARD BARNY O.L.S.
 (P3) DENOTES MACKAY MACKAY & PETERS LTD.
 (P4) DENOTES GRON UNKNOWN
 (P5) DENOTES WITNESS
 (MEAS) DENOTES MEASURED
 (P1) DENOTES REGISTERED PLAN No. 563
 (P2) DENOTES PLAN 62R-21511
 (P3) DENOTES PLAN 62R-3252
 (P4) DENOTES PLAN 62R-1968
 (P5) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY MACKAY MACKAY & PETERS LTD. DATED MARCH 10, 2006 (INDEX 09-106)
 (P6) DENOTES TOPOGRAPHIC PLAN BY BARNY CHENOWE SURVEYING LTD. DATED JUNE 5, 2016 (INDEX 18-2352)
 (P7) DENOTES PLAN BY A.T. MILAREN LIMITED DATED MAY 25, 1976 (INDEX 7050)
 (P8) DENOTES PLAN 62R-8661
 (P9) DENOTES BEARING LOCATION SURVEY BY MACKAY MACKAY & PETERS LTD. DATED JANUARY 26TH 1988 (INDEX 7-1044)
 (P10) DENOTES PLAN 62R-6437
 (P11) DENOTES BEARING LOCATION SURVEY BY A.T. MILAREN LIMITED DATED JANUARY 14, 1985 (INDEX 6563)
 (P12) DENOTES PLAN BY ASHENBURST NOUMENS LTD DATED OCTOBER 16, 1983 (INDEX 8306)
 (P13) DENOTES PLAN BY MACKAY MACKAY & PETERS DATED JUNE 25, 1976 (INDEX 5-1354)
 (P14) DENOTES PLAN 62R-22262
 (P15) DENOTES BRICK
 (P16) DENOTES FRAME

NOTE:
 MEASUREMENT TIES ARE TAKEN TO FOUNDATION UNLESS NOTED OTHERWISE NOTED



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



SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 25th DAY OF MARCH, 2024.
 DATE: MARCH 26, 2024
 NICHOLAS P. MUTH
 ONTARIO LAND SURVEYOR
 THIS PLAN OF SURVEY RELATES TO A/LS PLAN SUBMISSION FORM NUMBER V-77664

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: ojc@ajclarke.com

DRAWN BY: MW CHECKED BY: NPM PROJECT No.: 2381130

SCHEDULE

PART	LOT	PLAN	PIN
1	PART OF LOT 16		
2	PART OF BOULEVARD		PART OF 17330-0252
3	PART OF LOT 16		
4	PART OF LOT 16		
5	PART OF BOULEVARD	REGISTERED PLAN No. 563	PART OF 17330-0251
6	PART OF LOT 15		PART OF 17330-0251
7	PART OF BOULEVARD		PART OF 17330-0251
8	PART OF LOT 17		PART OF 17330-0254
9	PART OF BOULEVARD		PART OF 17330-0255
10	PART OF LOT 18		PART OF 17330-0254
11	PART OF LOT 19		PART OF 17330-0255
12	PART OF LOT 20		PART OF 17330-0254

PARTS 2 & 3 INCLUSIVE ARE SUBJECT TO AN EASEMENT AS IN SA21423
 PART 5 IS SUBJECT TO AN EASEMENT AS IN SA19488
 PART 7 IS SUBJECT TO AN EASEMENT AS IN SA22094
 PART 9 IS SUBJECT TO AN EASEMENT AS IN SA19492

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS (P) AND (Q) BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/10. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999725

POINT ID	NORTHING	EASTING
(P)	4788596.450	603266.530
(Q)	4788501.775	603578.390

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN. FOR BEARING COMPARISON A ROTATION OF 05'06"45" COUNTERCLOCKWISE WAS APPLIED TO P1, P5, P8, P9, P10, P11 AND A ROTATION OF 00'49"15" COUNTERCLOCKWISE WAS APPLIED TO P2, P12 TO CONVERT TO GRID BEARINGS.

REGISTRED PLAN No. 563

CHURCH STREET (BY REGISTERED PLAN No. 563) PLAN 17330-0198

GREEN ROAD (ORIGINAL ROAD ALLENANCE EMBODIED LOTS 20 & 21, COORDINATE CORNER OF GREEN STREET)

LOT 1 (SOUTHEAST CORNER OF LOT 1 REGISTERED PLAN 563)

WATER'S EDGE OBTAINED FROM FIELD SURVEY DATED NOVEMBER 17, 2023

WATER'S EDGE AS SHOWN ON PLAN 62R-3252 DATED SEPTEMBER 15, 1976

WITNESS (PARALLEL TO WEST LINE OF PART 1, PLAN 62R-3252, P1 & S17)

WITNESS (PARALLEL TO EAST LINE OF PART 2, PLAN 62R-6437, P10 & S17)

WITNESS (PARALLEL TO WEST LINE OF PART 1, PLAN 62R-3252, P1 & S17)

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WITNESS (PARALLEL TO WEST LINE OF PART 1, PLAN 62R-3252, P1 & S17)



April 18, 2024

UCC File No. 24028

To: Ms. Jamila Sheffield, ACST
Secretary-Treasurer
Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, Ontario L8P 4Y5

**Re: Applications for Consent
23,25,27,29 & 31 Church Street, Hamilton**

Upper Canada Consultants submits the attached Consent Applications (5) on behalf of the owners of the subject lands, known municipally as 23, 25, 27, 29 & 31 Church Street in the City of Hamilton.

The purpose and effect of the consent applications (5) is to create create easements as described below:

“Easements are for mutual right of ways to allow for passage of personnel, materials and machinery to maintain, amend or reconstruct the shore protection works adjoining Lake Ontario on Parts 1 to 11 Plan, 62R-22301

Five Consent Applications as described as follows.

1. 29 Church Street (S.C.A Real Estate) grants and easement to 21, 23, 25 & 27 Church Street over Parts 1-4 inclusive 62R-22301 and to 31 & 33 Church Street over Parts 3 & 4 62R-22301
2. 31 Church Street (Edgelake Manor Ltd.) grants an easement to 33 Church over Parts 5 & 6 62R-22301
3. 27 Church Street (Edgelake Lane Ltd) grants an easement to 21,23,25 Church Street over Parts 7-8 62R-22301
4. 25 Church Street (Edgelake Beach Ltd) grants an easement to 21, 23 Church Street over Parts 9 & 10 62R-22301
5. 23 Church Street (Edgelake Shore Ltd.) grants an easement to 21 Church Street over Part 11 62R-22301

This submission is comprised of the following items:

- Digital copies of Signed (5) Consent Application Forms
- A Digital copy of the Deposited Reference Plan 62R-22301
- Digital copies of the Parcel Registers for each property.

Please note that a cheque in the amount of **\$10, 400.00** (\$2080.00 x 5) made payable to the City of Hamilton and which represents the City’s required application fee for five consent applications for easement purposes.



**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

**Upper Canada Planning
& Engineering Ltd.**

3-30 Hannover Drive
St. Catharines, ON L2W 1A3

T: 905-688-9400
F: 905-688-5274

We trust the enclosed is in order. If you have any questions or concerns with this application or the enclosed documentation, please do not hesitate to contact the undersigned.

Respectfully,

Joseph M. Tomaino

Joseph M. Tomaino
Senior Planner
Upper Canada Consultants

LAND
REGISTRY
OFFICE #62

17330-0251 (LT)

PREPARED FOR Upper
ON 2024/03/14 AT 11:50:16

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 15, PL 563 ; PT LT BOULEVARD, PL 563 , AS IN CD282429,*T/W & S/T AS IN 19488 SALT* ; STONEY CREEK (*DESC.AMENDED 98/11/28 D.SARKANY ADLR)CITY OF HAMILTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1997/02/17

OWNERS' NAMES

EDGELAKE MANOR LTD.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/02/17 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/02/17**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1997/02/14 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN. * * * * *</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION. * * * * *</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. * * * * *</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1997/02/17 **</p>						
CD282429	1984/06/01	TRANSFER		*** COMPLETELY DELETED ***	AGRESTA, FRANK	
CD282429Z	1984/06/01	REST COV APL ANNEX				C
VM15224	1989/11/02	CHARGE		*** COMPLETELY DELETED ***	ROYAL TRUST CORP. OF CANADA	
LT591273	2000/02/23	CHARGE		*** COMPLETELY DELETED *** AGRESTA, FRANK	CANADIAN IMPERIAL BANK OF COMMERCE	
WE15194	2000/11/29	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** ROYAL TRUST CORPORATION OF CANADA	CIBC MORTGAGES INC.	
REMARKS: VM15224						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #62

17330-0251 (LT)

PREPARED FOR Upper
ON 2024/03/14 AT 11:50:16

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE65079	2001/11/09	TRANSFER		*** COMPLETELY DELETED *** AGRESTA, FRANK	HINBEST, DAVID	
		REMARKS: PLANNING ACT STATEMENT				
WE65080	2001/11/09	CHARGE		*** COMPLETELY DELETED *** HINBEST, DAVID	THE TORONTO-DOMINION BANK	
WE76897	2002/01/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
		REMARKS: RE: LT591273				
WE77659	2002/02/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGES INC.		
		REMARKS: RE: VM15224				
WE271787	2004/11/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
		REMARKS: RE: WE65080				
WE274830	2004/11/17	CHARGE		*** COMPLETELY DELETED *** HINBEST, DAVID	THE TORONTO-DOMINION BANK	
WE275819	2004/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
		REMARKS: RE: WE65080				
WE420878	2006/09/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
		REMARKS: RE: WE274830				
WE442426	2007/01/05	TRANSFER	\$717,800	HINBEST, DAVID	2107216 ONTARIO INC.	C
		REMARKS: PLANNING ACT STATEMENTS				
WE442427	2007/01/05	CHARGE		*** COMPLETELY DELETED *** 2107216 ONTARIO INC.	BANK OF MONTREAL	
WE841653	2012/07/05	CHARGE		*** COMPLETELY DELETED *** 2107216 ONTARIO INC.	BANK OF MONTREAL	
WE843665	2012/07/13	NOTICE		2107216 ONTARIO INC.	BANK OF MONTREAL	C
		REMARKS: WE841653				
WE849111	2012/08/09	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

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* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: WE442427.		BANK OF MONTREAL		
WE1573644	2022/01/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
		REMARKS: WE841653.				
WE1575054	2022/01/14	APL CH NAME OWNER		2107216 ONTARIO INC.	EDGE LAKE MANOR LTD.	C
WE1575059	2022/01/14	CHARGE	\$5,000,000	EDGE LAKE MANOR LTD.	2589315 ONTARIO LTD.	C
WE1714537	2023/12/13	APL DEPOSIT PLAN		*** COMPLETELY DELETED ***		
62R22262	2023/12/14	PLAN REFERENCE				C
		REMARKS: WE1714537.				

LAND
REGISTRY
OFFICE #62

17330-0252 (LT)

PREPARED FOR Upper
ON 2024/03/14 AT 11:49:58

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 16, PL 563 ; PT LT BOULEVARD, PL 563 , AS IN CD236134, *T/W & S/T AS IN 21423 SALT ; STONEY CREEK (*DESC.AMENDED 98/11/28 D.SARKANY ADLR)CITY OF HAMILTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1997/02/17

OWNERS' NAMES

S.C.A. REAL ESTATE CORP.

CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/02/17 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/02/17**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1997/02/14 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN. * * * * *</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION. * * * * *</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. * * * * *</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1997/02/17 **</p>						
CD236134	1983/02/08	TRANSFER		*** COMPLETELY DELETED ***	UNFRIED, LOTHAR HEATHERLEY, SUSAN	
CD236134Z	1983/02/08	REST COV APL ANNEX				C
62R8651	1987/02/24	PLAN REFERENCE				C
CD446330	1988/02/17	TRANS RIGHT OF WAY			UNION GAS LTD.	C
VM230632	1996/06/20	CHARGE		*** COMPLETELY DELETED ***	AVESTEL CREDIT UNION LIMITED	
LT569264	1999/09/03	TRANSFER		*** COMPLETELY DELETED *** UNFRIED, LOTHAR	UNFRIED, LOTHAR	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #62

17330-0252 (LT)

PREPARED FOR Upper
ON 2024/03/14 AT 11:49:58

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
LT569265	1999/09/03	CHARGE		HEATHERLEY, SUSAN *** COMPLETELY DELETED *** UNFRIED, LOTHAR	BANK OF MONTREAL	
LT577867	1999/11/08	DISCH OF CHARGE		*** COMPLETELY DELETED *** AVESTEL CREDIT UNION LIMITED		
	REMARKS: RE: VM230632					
WE223770	2004/03/30	TRANSFER		*** COMPLETELY DELETED *** UNFRIED, LOTHAR	CURNEW, WILLIAM	
WE223779	2004/03/30	TRANSFER		*** COMPLETELY DELETED *** CURNEW, WILLIAM	ANDRUS, FREEMAN	
WE223780	2004/03/30	CHARGE		*** COMPLETELY DELETED *** ANDRUS, FREEMAN	ROYAL BANK OF CANADA	
WE228950	2004/04/28	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: RE: LT569265					
WE304188	2005/04/22	TRANS POWER SALE	\$357,500	ROYAL BANK OF CANADA	S.C.A. REAL ESTATE CORP.	C
	REMARKS: RE: WE223780					
WE304189	2005/04/22	CHARGE	\$55,000	S.C.A. REAL ESTATE CORP.	CATHONY HOLDINGS LIMITED	C
WE454693	2007/03/12	TRANSFER OF CHARGE		CATHONY HOLDINGS LIMITED	CIMAD ENTERPRISES LIMITED	C
	REMARKS: RE: WE304189					
WE809678	2012/01/20	CHARGE		*** COMPLETELY DELETED *** S.C.A. REAL ESTATE CORP.	FIRSTONTARIO CREDIT UNION LIMITED	
WE809679	2012/01/20	POSTPONEMENT		*** COMPLETELY DELETED *** CIMAD ENTERPRISES LIMITED	FIRSTONTARIO CREDIT UNION LIMITED	
	REMARKS: WE304189 WE809678					
WE1194454	2017/03/24	CHARGE		*** COMPLETELY DELETED *** S.C.A. REAL ESTATE CORP.	FIRSTONTARIO CREDIT UNION LIMITED	
WE1194455	2017/03/24	POSTPONEMENT		*** COMPLETELY DELETED *** CIMAD ENTERPRISES LIMITED	FIRSTONTARIO CREDIT UNION LIMITED	
	REMARKS: WE304189 TO WE1194454					

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LAND
 REGISTRY
 OFFICE #62

17330-0252 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1355507	2019/05/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRSTONTARIO CREDIT UNION LIMITED		
	REMARKS: WE809678.					
WE1575056	2022/01/14	CHARGE	\$5,000,000	S.C.A. REAL ESTATE CORP.	2589315 ONTARIO LTD.	C
WE1714537	2023/12/13	APL DEPOSIT PLAN		*** COMPLETELY DELETED ***		
62R22262	2023/12/14	PLAN REFERENCE				C
	REMARKS: WE1714537.					
WE1721131	2024/01/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRSTONTARIO CREDIT UNION LIMITED		
	REMARKS: WE1194454.					

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LAND
REGISTRY
OFFICE #62

17330-0253 (LT)

PREPARED FOR Upper
ON 2024/03/14 AT 11:49:33

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 17, PL 563 ; PT LT BOULEVARD, PL 563 , AS IN CD255962, *T/W & S/T AS IN 22094 SALT* STONEY CREEK (*DESC.AMENDED 98/11/28 D.SARKANY ADLR) CITY OF HAMILTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1997/02/17

OWNERS' NAMES

EDGELAKE LANE LTD.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/02/17 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/02/17**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1997/02/14 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN. *</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION. *</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. *</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1997/02/17 **</p>						
CD255962	1983/08/31	TRANSFER		*** COMPLETELY DELETED ***	BULANDA, ANTHONY BULANDA, ALICE	
CD514624	1989/06/30	CHARGE		*** COMPLETELY DELETED ***	NATIONAL TRUST COMPANY	
WE309044	2005/05/16	CERT TAX ARREARS		*** COMPLETELY DELETED *** CITY OF HAMILTON		
WE430294	2006/11/02	NO SEC INTEREST		*** COMPLETELY DELETED *** UNION ENERGY INC.		
WE458163	2007/03/30	CAU AGR PUR & SALE		*** COMPLETELY DELETED *** BULANDA, ALICE	D'AMICO, JOSEPH	

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LAND
 REGISTRY
 OFFICE #62

17330-0253 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
				BULANDA, ANTHONY		
				REMARKS: RE: 60 DAYS FROM 2007/12/20, DELETED ON 2012/01/12 PURSUANT TO BULLETIN 89004 BY JMACKENZIE		
WE460858	2007/04/13	CT TAX ARREAR CANC		*** COMPLETELY DELETED ***	CITY OF HAMILTON	
				REMARKS: RE: WE309044		
WE534467	2008/03/17	DISCHARGE INTEREST		*** COMPLETELY DELETED ***	UNION ENERGY INC.	
				REMARKS: RE: WE430294		
WE537314	2008/03/31	TRANSFER	\$625,000	BULANDA, ALICE BULANDA, ANTHONY	EDGELAKE LANE LTD.	C
				REMARKS: PLANNING ACT STATEMENTS		
WE537315	2008/03/31	CHARGE		*** COMPLETELY DELETED *** EDGELAKE LANE LTD.	FIRSTONTARIO CREDIT UNION LIMITED	
WE539516	2008/04/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** NATIONAL TRUST COMPANY		
				REMARKS: RE: CD514624		
WE809674	2012/01/20	CHARGE	\$520,000	EDGELAKE LANE LTD.	FIRSTONTARIO CREDIT UNION LIMITED	C
WE815747	2012/02/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRSTONTARIO CREDIT UNION LIMITED		
				REMARKS: WE537315.		
WE1194445	2017/03/24	CHARGE		*** COMPLETELY DELETED *** EDGELAKE LANE LTD.	FIRSTONTARIO CREDIT UNION LIMITED	
WE1575058	2022/01/14	CHARGE	\$5,000,000	EDGELAKE LANE LTD.	2589315 ONTARIO LTD.	C
WE1714537	2023/12/13	APL DEPOSIT PLAN		*** COMPLETELY DELETED ***		
62R22262	2023/12/14	PLAN REFERENCE				C
				REMARKS: WE1714537.		
WE1721128	2024/01/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRSTONTARIO CREDIT UNION LIMITED		
				REMARKS: WE1194445.		

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LAND
REGISTRY
OFFICE #62

17330-0254 (LT)

PREPARED FOR Upper
ON 2024/03/14 AT 11:49:02

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 18, PL 563 ; PT LT BOULEVARD, PL 563 , AS IN CD190051,*T/W & S/T 19492 SALT*; STONEY CREEK; CITY OF HAMILTON (*DES.AMENDED 98/11/28 D.SARKANY ADLR)

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1997/02/17

OWNERS' NAMES

EDGELAKE BEACH LTD.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/02/17 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/02/17**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1997/02/14 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1997/02/17 **</p>						
CD160803Z	1980/06/30	REST COV APL ANNEX				C
CD190051	1981/06/26	TRANSFER		*** COMPLETELY DELETED ***	WALTON, JOHN THOMAS WALTON, SUSAN DAWN	
VM80156	1991/04/12	CHARGE		*** COMPLETELY DELETED ***	ROYAL BANK OF CANADA	
VM129771	1992/08/24	CHARGE		*** COMPLETELY DELETED ***	ROYAL BANK OF CANADA	
VM136043	1992/10/23	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
REMARKS: VM80156						

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LAND
REGISTRY
OFFICE #62

17330-0254 (LT)

PREPARED FOR Upper
ON 2024/03/14 AT 11:49:02

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
WE104195	2002/07/03	CHARGE		*** COMPLETELY DELETED *** WALTON, JOHN THOMAS WALTON, SUSAN DAWN	ROYAL BANK OF CANADA	
WE376032	2006/03/07	APL (GENERAL)		*** COMPLETELY DELETED *** WALTON, JOHN THOMAS WALTON, SUSAN DAWN <i>REMARKS: DELETE EXECUTION # 94-00261, 94-00921, 92-02148, 94-02288, 94-02591</i>		
WE377609	2006/03/14	TRANSFER		*** COMPLETELY DELETED *** WALTON, JOHN THOMAS WALTON, SUSAN DAWN <i>REMARKS: PLANNING ACT STATEMENTS</i>	BELL, DONALD	
WE377610	2006/03/14	CHARGE		*** COMPLETELY DELETED *** BELL, DONALD	THE TORONTO-DOMINION BANK	
WE379632	2006/03/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA <i>REMARKS: RE: VM80156</i>		
WE381626	2006/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA <i>REMARKS: RE: VM129771</i>		
WE382825	2006/04/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA <i>REMARKS: RE: WE104195</i>		
WE398672	2006/06/16	TRANSFER		*** COMPLETELY DELETED *** BELL, DONALD <i>REMARKS: PLANNING ACT STATEMENTS</i>	JONES, JAMES ANDREW SIMOES, ANA PAULA	
WE398673	2006/06/16	CHARGE		*** COMPLETELY DELETED *** JONES, JAMES ANDREW SIMOES, ANA PAULA	CIBC MORTGAGE INC.	
WE404533	2006/07/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK <i>REMARKS: RE: WE377610</i>		
WE600555	2009/01/22	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***		

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 REGISTRY
 OFFICE #62

17330-0254 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				CIBC MORTGAGE INC.	SCOTIA MORTGAGE CORPORATION	
WE843559	2012/07/13	TRANSFER	\$850,000	JONES, JAMES ANDREW SIMOES, ANA PAULA	EDGELAKE BEACH LTD.	C
WE843560	2012/07/13	CHARGE		*** COMPLETELY DELETED *** EDGELAKE BEACH LTD.	BANK OF MONTREAL	
WE849013	2012/08/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPORATION		
WE1573642	2022/01/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
WE1575057	2022/01/14	CHARGE	\$5,000,000	EDGELAKE BEACH LTD.	2589315 ONTARIO LTD.	C
WE1714537	2023/12/13	APL DEPOSIT PLAN		*** COMPLETELY DELETED ***		
62R22262	2023/12/14	PLAN REFERENCE				C

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LAND
REGISTRY
OFFICE #62

17330-0254 (LT)

PREPARED FOR Upper
ON 2024/03/14 AT 11:49:02

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 18, PL 563 ; PT LT BOULEVARD, PL 563 , AS IN CD190051,*T/W & S/T 19492 SALT*; STONEY CREEK; CITY OF HAMILTON (*DES.AMENDED 98/11/28 D.SARKANY ADLR)

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1997/02/17

OWNERS' NAMES

EDGELAKE BEACH LTD.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/02/17 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/02/17**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1997/02/14 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1997/02/17 **</p>						
CD160803Z	1980/06/30	REST COV APL ANNEX				C
CD190051	1981/06/26	TRANSFER		*** COMPLETELY DELETED ***	WALTON, JOHN THOMAS WALTON, SUSAN DAWN	
VM80156	1991/04/12	CHARGE		*** COMPLETELY DELETED ***	ROYAL BANK OF CANADA	
VM129771	1992/08/24	CHARGE		*** COMPLETELY DELETED ***	ROYAL BANK OF CANADA	
VM136043	1992/10/23	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
REMARKS: VM80156						

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LAND
REGISTRY
OFFICE #62

17330-0254 (LT)

PREPARED FOR Upper
ON 2024/03/14 AT 11:49:02

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
WE104195	2002/07/03	CHARGE		*** COMPLETELY DELETED *** WALTON, JOHN THOMAS WALTON, SUSAN DAWN	ROYAL BANK OF CANADA	
WE376032	2006/03/07	APL (GENERAL)		*** COMPLETELY DELETED *** WALTON, JOHN THOMAS WALTON, SUSAN DAWN <i>REMARKS: DELETE EXECUTION # 94-00261, 94-00921, 92-02148, 94-02288, 94-02591</i>		
WE377609	2006/03/14	TRANSFER		*** COMPLETELY DELETED *** WALTON, JOHN THOMAS WALTON, SUSAN DAWN <i>REMARKS: PLANNING ACT STATEMENTS</i>	BELL, DONALD	
WE377610	2006/03/14	CHARGE		*** COMPLETELY DELETED *** BELL, DONALD	THE TORONTO-DOMINION BANK	
WE379632	2006/03/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA <i>REMARKS: RE: VM80156</i>		
WE381626	2006/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA <i>REMARKS: RE: VM129771</i>		
WE382825	2006/04/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA <i>REMARKS: RE: WE104195</i>		
WE398672	2006/06/16	TRANSFER		*** COMPLETELY DELETED *** BELL, DONALD <i>REMARKS: PLANNING ACT STATEMENTS</i>	JONES, JAMES ANDREW SIMOES, ANA PAULA	
WE398673	2006/06/16	CHARGE		*** COMPLETELY DELETED *** JONES, JAMES ANDREW SIMOES, ANA PAULA	CIBC MORTGAGE INC.	
WE404533	2006/07/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK <i>REMARKS: RE: WE377610</i>		
WE600555	2009/01/22	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***		

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LAND
 REGISTRY
 OFFICE #62

17330-0254 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				CIBC MORTGAGE INC.	SCOTIA MORTGAGE CORPORATION	
WE843559	2012/07/13	TRANSFER	\$850,000	JONES, JAMES ANDREW SIMOES, ANA PAULA	EDGELAKE BEACH LTD.	C
WE843560	2012/07/13	CHARGE		*** COMPLETELY DELETED *** EDGELAKE BEACH LTD.	BANK OF MONTREAL	
WE849013	2012/08/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPORATION		
WE1573642	2022/01/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
WE1575057	2022/01/14	CHARGE	\$5,000,000	EDGELAKE BEACH LTD.	2589315 ONTARIO LTD.	C
WE1714537	2023/12/13	APL DEPOSIT PLAN		*** COMPLETELY DELETED ***		
62R22262	2023/12/14	PLAN REFERENCE				C

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LAND
 REGISTRY
 OFFICE #62

17330-0255 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 19, PL 563 ; PT LT BOULEVARD, PL 563 , AS IN VM197944; T/W & S/T 20308 SALT; CITY OF HAMILTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
 FEE SIMPLE
 LT CONVERSION QUALIFIED

RECENTLY:
 FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
 1997/02/17

OWNERS' NAMES
 EDGELAKE SHORE LTD.

CAPACITY SHARE
 ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/02/17 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/02/17**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1997/02/14 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1997/02/17 **</p>						
VM197944	1994/11/02	TRANSFER		*** COMPLETELY DELETED ***	BENNETT, ALEXANDRA MARY	
VM212316	1995/06/28	CHARGE		*** COMPLETELY DELETED ***	CIBC MORTGAGE CORPORATION	
WE749778	2011/03/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGE CORPORATION		
REMARKS: VM212316.						
WE752449	2011/04/07	APL (GENERAL)		*** COMPLETELY DELETED *** BENNETT, ALEXANDRA MARY		
REMARKS: "S/T VENDOR'S LIEN IN AB308177"						
WE752913	2011/04/08	TRANSFER		*** COMPLETELY DELETED *** BENNETT, ALEXANDRA MARY	WARSI, MOHAMMED ALI	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
 REGISTRY
 OFFICE #62

17330-0255 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
		<i>REMARKS: PLANNING ACT STATEMENTS</i>				
WE752914	2011/04/08	CHARGE		*** COMPLETELY DELETED *** WARSI, MOHAMMED ALI WARSI, MAJEDEH FOUNOUNI	WARSI, MAJEDEH FOUNOUNI CIBC MORTGAGES INC.	
WE1209561	2017/05/31	TRANSFER		*** COMPLETELY DELETED *** WARSI, MAJEDEH FOUNOUNI WARSI, MOHAMMED ALI	D'AMICO, JOSEPH	
		<i>REMARKS: PLANNING ACT STATEMENTS.</i>				
WE1209562	2017/05/31	CHARGE		*** COMPLETELY DELETED *** D'AMICO, JOSEPH	FIRSTONTARIO CREDIT UNION LIMITED	
WE1213291	2017/06/15	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGES INC.		
		<i>REMARKS: WE752914.</i>				
WE1421280	2020/03/20	NOTICE	\$2	D'AMICO, JOSEPH	CITY OF HAMILTON	C
WE1421615	2020/03/24	TRANSFER	\$1	D'AMICO, JOSEPH	EDGELAKE SHORE LTD.	C
WE1575055	2022/01/14	CHARGE	\$5,000,000	EDGELAKE SHORE LTD.	2589315 ONTARIO LTD.	C
WE1622722	2022/07/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRSTONTARIO CREDIT UNION LIMITED		
		<i>REMARKS: WE1209562.</i>				
WE1714537	2023/12/13	APL DEPOSIT PLAN		*** COMPLETELY DELETED ***		
62R22262	2023/12/14	PLAN REFERENCE				C
		<i>REMARKS: WE1714537.</i>				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

29 CHURCH ST.



Hamilton

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

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

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

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

1. APPLICANT INFORMATION

	NAME
Purchaser*	
Registered Owners(s)	S.C.A. Real Estate Corp. c/o Lauren D'amico
Applicant(s)**	
Agent or Solicitor	Joseph M. Tomaino per Upper Canada Consultants

*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 Primary contact 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.

1.6 Payment type

In person

Credit over phone*

Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	29 Church Street, Stoney Creek, L8E 2X7		
Assessment Roll Number	Unknown		
Former Municipality	Stoney Creek		
Lot		Concession	
Registered Plan Number	563	Lot(s)	16
Reference Plan Number (s)		Part(s)	

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:

Restrictive covenant Instrument CD236134z; Gas easement - instrument CD446330

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 type="checkbox"/> addition to a lot | <input type="checkbox"/> a lease |
| <input checked="" 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:

N/A

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*
Identified on Sketch as:	Lot 16	Attached Sheet			
Type of Transfer	N/A	Easement			
Frontage	15.24 m	Attached Sheet			
Depth	95.10	Attached Sheet			
Area	1449.93 sq m	Attached Sheet			
Existing Use	Vacant Land	Vacant Land			
Proposed Use	Residential	Residential			
Existing Buildings/ Structures	None	None			
Proposed Buildings/ Structures	unknown	None			
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?

29 Church Street

Description of Easement:

"Easements are for mutual right of ways to allow for passage of personnel, materials and machinery to maintain, amend or reconstruct the shore protection works adjoining Lake Ontario"

Easement:

29 Church Street (S.C.A Real Estate) grants and easement to 21, 23, 25 & 27 Church Street over Parts 1-4 inclusive 62R-22301 and to 31 & 33 Church Street over Parts 3 & 4 62R-22301

Parts 1 & 2 – 11.84 x 4 m = 47.36 sq. m

Parts 3 & 4 – 95.7 m x 4 m =382.8 sq. m

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Neighbourhood

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

The application is for an easement over existing residential lands and does not constitute development.

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.

N/A +

5.3 What is the existing zoning of the subject land? R2-26

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

N/A

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.

N/A

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.

N/A

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.

N/A

6.4 How long has the applicant owned the subject land?

Since April 22, 2005

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)

The application is for an access easement and does not constitute development.

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

- Yes No (Provide explanation)

The application is for an access easement and does not constitute development.

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

- Yes No (Provide explanation)

The application is for an access easement and does not constitute development.

7.4 Are the subject lands subject to the Niagara Escarpment Plan?

- Yes No (Provide explanation)

N/A

7.5 Are the subject lands subject to the Parkway Belt West Plan?
 Yes No (Provide explanation)

N/A

7.6 Are the subject lands subject to the Greenbelt Plan?
 Yes No (Provide explanation)

N/A

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?
 Yes No (Provide explanation)

N/A

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):
---------------	------------------------------

10.6 Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (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



Hamilton

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

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

1. APPLICANT INFORMATION

	NAME
Purchaser*	
Registered Owners(s)	Edgelake Lane Ltd. c/o Lauren D'Amico Director
Applicant(s)**	
Agent or Solicitor	Joseph M. Tomaino per Upper Canada Consultants

*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 Primary contact 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.

1.6 Payment type

In person
 Cheque

Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	27 Church Street, Stoeny Creek L8E 2X7		
Assessment Roll Number	Unknown		
Former Municipality	Stoney Creek		
Lot		Concession	
Registered Plan Number	563	Lot(s)	17
Reference Plan Number (s)		Part(s)	

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:

Restrictive covenant regarding access - Instrument CD255962

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 type="checkbox"/> addition to a lot | <input type="checkbox"/> a lease |
| <input checked="" 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:

N/A

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*
Identified on Sketch as:	Lot 15	Attached Sheet			
Type of Transfer	N/A	Easement			
Frontage	15.24 m	Attached Sheet			
Depth	97.13 m	Attached Sheet			
Area	1480.26 sq m	Attached sheet			
Existing Use	Residential	Residential			
Proposed Use	Residential	Residential			
Existing Buildings/ Structures	1.5 storey dwelling	none			
Proposed Buildings/ Structures	none	none			
Buildings/ Structures to be Removed	noe	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?

27 Church Street

Description of Easement:

“Easements are for mutual right of ways to allow for passage of personnel, materials and machinery to maintain, amend or reconstruct the shore protection works adjoining Lake Ontario”

Easement:

27 Church Street (Edgelake Lane Ltd) grants an easement to 21,23,25 Church Street over Parts 7-8 62R-22301

Parts 7 & 8 – 15.24 x 4 m = 60.96 sq. m.

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Neighbourhood

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

The application is for an easement over existing residential lands and does not constitute development.

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.

N/A +

5.3 What is the existing zoning of the subject land? R2-26

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

N/A

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.

N/A

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.

N/A

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.

N/A

6.4 How long has the applicant owned the subject land?

Since March 31, 2008

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.

N/A

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)

The application is for an access easement and does not constitute development.

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

Yes No (Provide explanation)

The application is for an access easement and does not constitute development.

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

Yes No (Provide explanation)

The application is for an access easement and does not constitute development.

7.4 Are the subject lands subject to the Niagara Escarpment Plan?

Yes No (Provide explanation)

N/A

7.5 Are the subject lands subject to the Parkway Belt West Plan?

Yes No (Provide explanation)

N/A

7.6 Are the subject lands subject to the Greenbelt Plan?

Yes No (Provide explanation)

N/A

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?

Yes No (Provide explanation)

N/A

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):
---------------	------------------------------

10.6 Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (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



Hamilton

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 71 Main St. W.,
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 Email: cofa@hamilton.ca

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

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

1. APPLICANT INFORMATION

	NAME
Purchaser*	
Registered Owners(s)	Edgelake Beach Ltd. c/o Lauren D'Amico Director
Applicant(s)**	
Agent or Solicitor	Joseph M. Tomaino per Upper Canada Consultants

*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 Primary contact 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.

1.6 Payment type

In person

Credit over phone*

Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	25 Church Street, Stoney Creek L8E 2X7		
Assessment Roll Number	Unknown		
Former Municipality	Stoney Creek		
Lot		Concession	
Registered Plan Number	563	Lot(s)	18
Reference Plan Number (s)		Part(s)	

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:

Unknown - see legal description ("T/W & S/T 19492 SALT")

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:

N/A

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*
Identified on Sketch as:	Lot 18	Attached sheet			
Type of Transfer	N/A	Easement			
Frontage	15.24 m	Attached Sheet			
Depth	99.16	Attached Sheet			
Area	1511.19 sq m	Attached Sheet			
Existing Use	Residential	Residential			
Proposed Use	Residential	Residential			
Existing Buildings/ Structures	2 Storey dwelling	none			
Proposed Buildings/ Structures	none	none			
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?

25 Church Street

Description of Easement:

"Easements are for mutual right of ways to allow for passage of personnel, materials and machinery to maintain, amend or reconstruct the shore protection works adjoining Lake Ontario"

Easement:

25 Church Street (Edgelake Beach Ltd) grants an easement to 21, 23 Church Street over Parts 9 & 10 62R-22301

Parts 9 & 10 - 15.24 m x 4 m = 60.96 sq. m

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Neighbourhood

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

The application is for an easement over existing residential lands and does not constitute development.

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.

N/A +

5.3 What is the existing zoning of the subject land? R2-26

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

N/A

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.

N/A

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.

N/A

- 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.

N/A

- 6.4 How long has the applicant owned the subject land?

Since July 13, 2012

- 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.

N/A

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)

The application is for an access easement and does not constitute development.

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

The application is for an access easement and does not constitute development.

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

The application is for an access easement and does not constitute development.

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

N/A

7.5 Are the subject lands subject to the Parkway Belt West Plan?

Yes No (Provide explanation)

N/A

7.6 Are the subject lands subject to the Greenbelt Plan?

Yes No (Provide explanation)

N/A

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?

Yes No (Provide explanation)

N/A

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):
---------------	------------------------------

10.6 Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (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
- _____
- _____



Hamilton

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

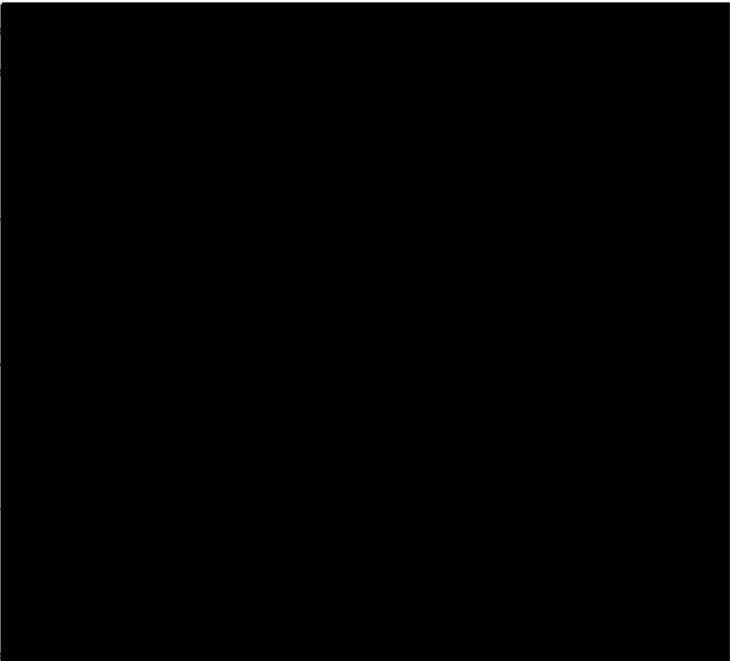
Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

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

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

1. APPLICANT INFORMATION

	NAME
Purchaser*	
Registered Owners(s)	Edgelake Shore Ltd. c/o Lauren D'Amico Director
Applicant(s)**	
Agent or Solicitor	Joseph M. Tomaino per Upper Canada Consultants



*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 Primary contact 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.

1.6 Payment type

In person
 Cheque

Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	23 Church Street, Stoney Creek, ON L8E 2X7		
Assessment Roll Number	Unknown		
Former Municipality	Stoney Creek		
Lot		Concession	
Registered Plan Number	563	Lot(s)	19
Reference Plan Number (s)		Part(s)	

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:

Unknown - see legal description ("T/W & S/T 20308 SALT")

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 type="checkbox"/> addition to a lot | <input type="checkbox"/> a lease |
| <input checked="" 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:

N/A

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*
Identified on Sketch as:	Lot 19	Attached Sheet 			
Type of Transfer	N/A	Easement			
Frontage	15.36 m	Attached Sheet			
Depth	101.13 m	Attached Sheet			
Area	1553.35 sq m	Attached Sheet			
Existing Use	Residential	Residential			
Proposed Use	Residential	Residential			
Existing Buildings/ Structures	Garage	none			
Proposed Buildings/ Structures	unknown	none			
Buildings/ Structures to be Removed	none	none			

* 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 checked="" type="checkbox"/> municipal road, seasonally maintained | <input type="checkbox"/> other public road |
| <input 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)

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> electricity | <input checked="" type="checkbox"/> telephone | <input checked="" type="checkbox"/> school bussing | <input checked="" type="checkbox"/> garbage collection |
|---|---|--|--|

5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

23 Church Street

Description of Easement:

"Easements are for mutual right of ways to allow for passage of personnel, materials and machinery to maintain, amend or reconstruct the shore protection works adjoining Lake Ontario.

Easement:

23 Church Street (Edgelake Shore Ltd.) grants an easement to 21 Church Street over Part 11
62R-22301

Part 11 – 14.68 m x 4 m = 58.72 sq. m

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Neighbourhood

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

The application is for an easement over existing residential lands and does not constitute development.

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.

N/A +

5.3 What is the existing zoning of the subject land? R2-26

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

N/A

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.

N/A

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.

N/A

- 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.

N/A

- 6.4 How long has the applicant owned the subject land?

Since March 24, 2020

- 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.

N/A

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)

The application is for an access easement and does not constitute development.

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

The application is for an access easement and does not constitute development.

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

The application is for an access easement and does not constitute development.

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

N/A

7.5 Are the subject lands subject to the Parkway Belt West Plan?

Yes No (Provide explanation)

N/A

7.6 Are the subject lands subject to the Greenbelt Plan?

Yes No (Provide explanation)

N/A

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?

Yes No (Provide explanation)

N/A

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

31 CHURCH ST.



Hamilton

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

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

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

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

1. APPLICANT INFORMATION

	NAME
Purchaser*	
Registered Owners(s)	Edgelake Manor Ltd. c/o Lauren D'Amico Director
Applicant(s)**	
Agent or Solicitor	Joseph M. Tomaino per Upper Canada Consultants

*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 Primary contact 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.

1.6 Payment type

In person
 Cheque

Credit over phone*

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	31 Church Street, Stoney Creek L8E 2X7		
Assessment Roll Number	Unknown		
Former Municipality	Stoney Creek		
Lot		Concession	
Registered Plan Number	563	Lot(s)	15
Reference Plan Number (s)		Part(s)	

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:

Restrictive covenant regarding access - instrument CD282429z

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 type="checkbox"/> addition to a lot | <input type="checkbox"/> a lease |
| <input checked="" 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:

N/A

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*
Identified on Sketch as:	Lot 15	Attached Sheet			
Type of Transfer	N/A	Easement			
Frontage	15.24 m	Attached Sheet			
Depth	93.07	Attached Sheet			
Area	1418.38 sq m	Attached Sheet			
Existing Use	Residential	Residential			
Proposed Use	Residential	Residential			
Existing Buildings/ Structures	2 Storey Dwelling	none			
Proposed Buildings/ Structures	none	none			
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?

31 Church Street

Description of Easement:

“Easements are for mutual right of ways to allow for passage of personnel, materials and machinery to maintain, amend or reconstruct the shore protection works adjoining Lake

Easement:

31 Church Street (Edgelake Manor Ltd.) grants an easement to 33 Church over Parts 5 & 6 62R-22301

Parts 5 & 6 – 15.27 m x 4 m = 61.08 sq. m

Rural Hamilton Official Plan designation (if applicable): N/A

Rural Settlement Area: N/A

Urban Hamilton Official Plan designation (if applicable) Neighbourhood

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

The application is for an easement over existing residential lands and does not constitute development.

- 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.

N/A

- 5.3 What is the existing zoning of the subject land? R2-26

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

N/A

- 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.

N/A

- 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.

N/A

- 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.

N/A

- 6.4 How long has the applicant owned the subject land?

Since January 5, 2007

- 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.

N/A

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)

The application is for an access easement and does not constitute development.

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

The application is for an access easement and does not constitute development.

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

The application is for an access easement and does not constitute development.

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

N/A

7.5 Are the subject lands subject to the Parkway Belt West Plan?
 Yes No (Provide explanation)

N/A

7.6 Are the subject lands subject to the Greenbelt Plan?
 Yes No (Provide explanation)

N/A

7.7 Are the subject lands within an area of land designated under any other provincial plan or plans?
 Yes No (Provide explanation)

N/A

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):
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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 ² or ha):
---------------	------------------------------

10.6 Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m ² 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
