



Hamilton

**COMMITTEE OF ADJUSTMENT**

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

Telephone (905) 546-2424, ext. 4221

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

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

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

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

<b>APPLICATION NO.:</b>	<b>B-24:28</b>	<b>SUBJECT PROPERTY:</b>	39 Stanley Avenue, Hamilton
-------------------------	----------------	--------------------------	-----------------------------

**APPLICANTS:** Owner: Cameron Bellavia

**PURPOSE & EFFECT:** To sever the existing residential lot into two parcels, the severed lands will be a vacant residential building lot and the retained lands will contain

	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>
<b>SEVERED LANDS:</b>	9.68 m <sup>±</sup>	41.68 m <sup>±</sup>	403.33 m <sup>2±</sup>
<b>RETAINED LANDS:</b>	15.45 m <sup>±</sup>	41.68 m <sup>±</sup>	6440 m <sup>2±</sup>

Associated Planning Act File(s): A-24:101

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

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

<b>DATE:</b>	<b>Tuesday, June 11, 2024</b>
<b>TIME:</b>	<b>1:20 p.m.</b>
<b>PLACE:</b>	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>
	<b>To be streamed (viewing only) at</b> <b><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b>

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

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

## **B-24:28**

- Call 905-546-CITY (2489) or 905-546-2424 extension 4221

## **PUBLIC INPUT**

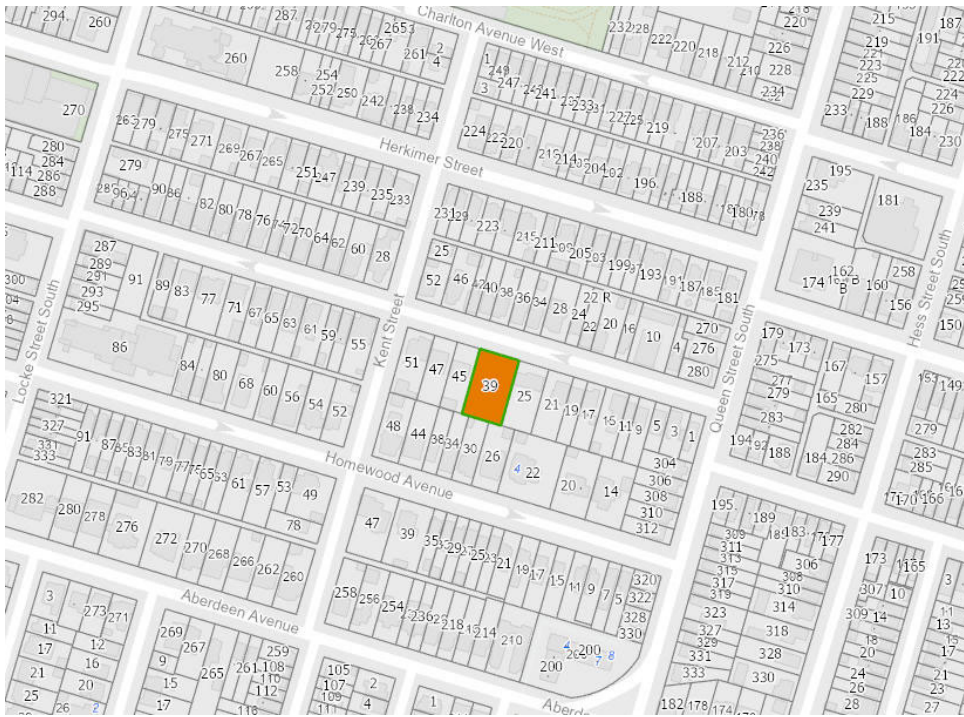
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon **June 7, 2024**

**Orally:** If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon **June 10, 2024**

## **FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding B-24:28, you must submit a written request to [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided the Notice of Decision 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](mailto:cofa@hamilton.ca) or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.



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 of The City of Hamilton Committee of Adjustment in respect of the proposed consent does not make written submissions to The City of Hamilton Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.



Hamilton

## COMMITTEE OF ADJUSTMENT

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

Telephone (905) 546-2424, ext. 4221

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

## PARTICIPATION PROCEDURES

### Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)

### Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

#### 1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email [cofa@hamilton.ca](mailto:cofa@hamilton.ca). The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

#### 2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by phone at 905-977-1654.

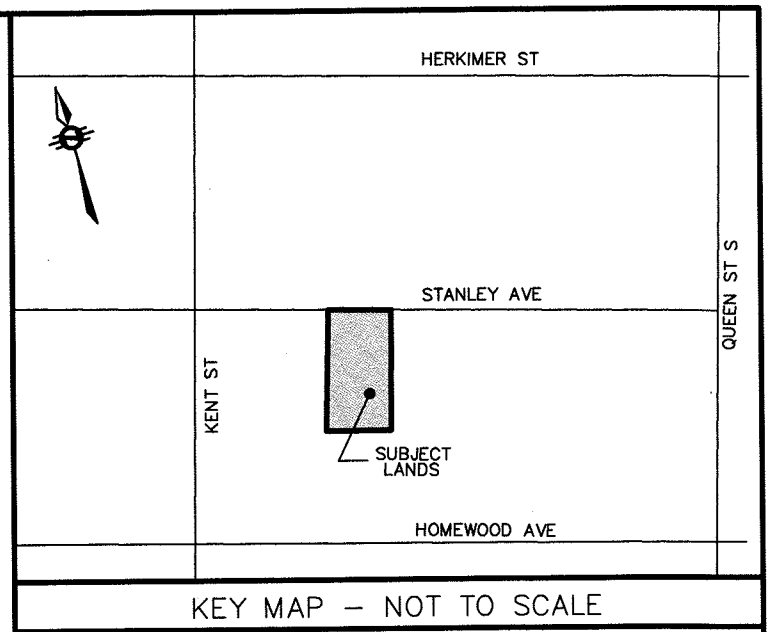
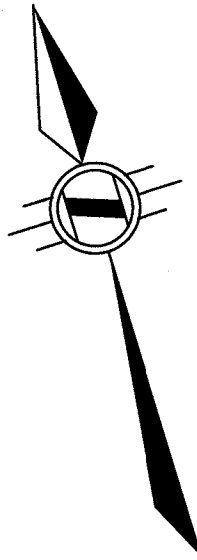
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly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

**SKETCH FOR LAND DIVISION  
OF  
39 STANLEY AVENUE  
IN THE  
CITY OF HAMILTON**

SCALE 1:200 METRIC

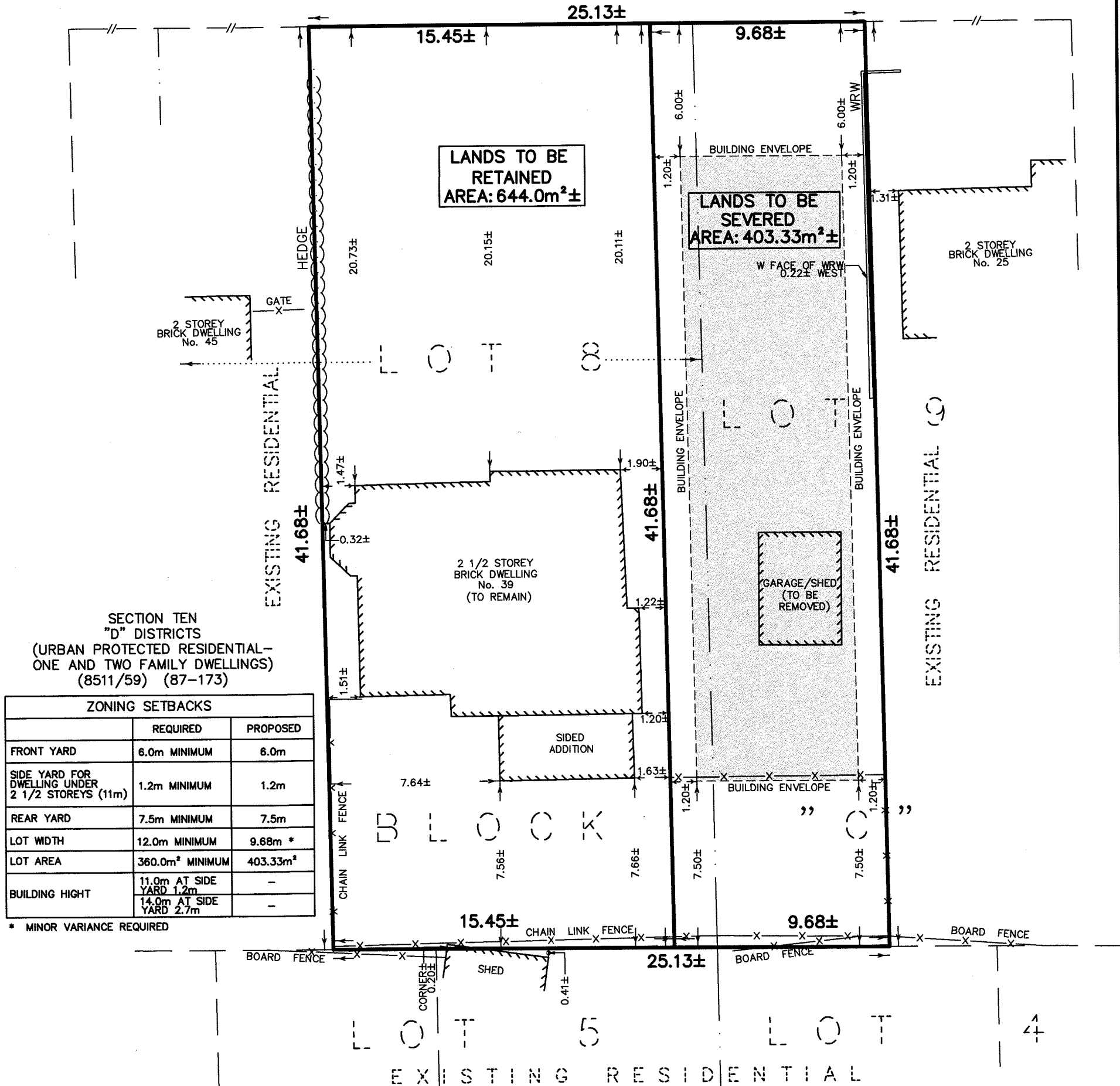


**R.A. McLAREN, O.L.S. - 2023**



**STANLEY AVENUE**

(FORMERLY HERKIMER STREET BY PLAN 187)  
(LYING BETWEEN QUEEN STREET & KENT STREET)  
(18.29m± WIDE)



SECTION TEN  
"D" DISTRICTS  
(URBAN PROTECTED RESIDENTIAL-  
ONE AND TWO FAMILY DWELLINGS)  
(8511/59) (87-173)

ZONING SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD	6.0m MINIMUM	6.0m
SIDE YARD FOR DWELLING UNDER 2 1/2 STOREYS (11m)	1.2m MINIMUM	1.2m
REAR YARD	7.5m MINIMUM	7.5m
LOT WIDTH	12.0m MINIMUM	9.68m *
LOT AREA	360.0m <sup>2</sup> MINIMUM	403.33m <sup>2</sup>
BUILDING HIGHT	11.0m AT SIDE YARD 1.2m	-
	14.0m AT SIDE YARD 2.7m	-

\* MINOR VARIANCE REQUIRED

**NOTE:**  
THIS PLAN COMPRISES  
PART OF LOT 8 AND 9  
BLOCK "C", REGISTERED  
PLAN 187.

**METRIC NOTE:**

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

**NOTE:**

DISTANCES SHOWN ON THIS  
PLAN ARE DERIVED FROM  
PLAN BY A.T.McLAREN, O.L.S.  
DATED AUGUST 25,2023.

**NOTE:**

- A) THIS IS NOT A PLAN OF SURVEY  
AND SHALL NOT BE USED  
EXCEPT FOR THE PURPOSE  
INDICATED IN THE TITLE BLOCK.
- B) THIS SKETCH IS PROTECTED BY  
COPYRIGHT ©

NOVEMBER 21, 2023  
DATE

**A.T. McLaren Limited**  
LEGAL AND ENGINEERING SURVEYS  
69 JOHN STREET SOUTH, SUITE 230  
HAMILTON, ONTARIO, L8N 2B9  
PHONE (905) 527-8559 FAX (905) 527-0032

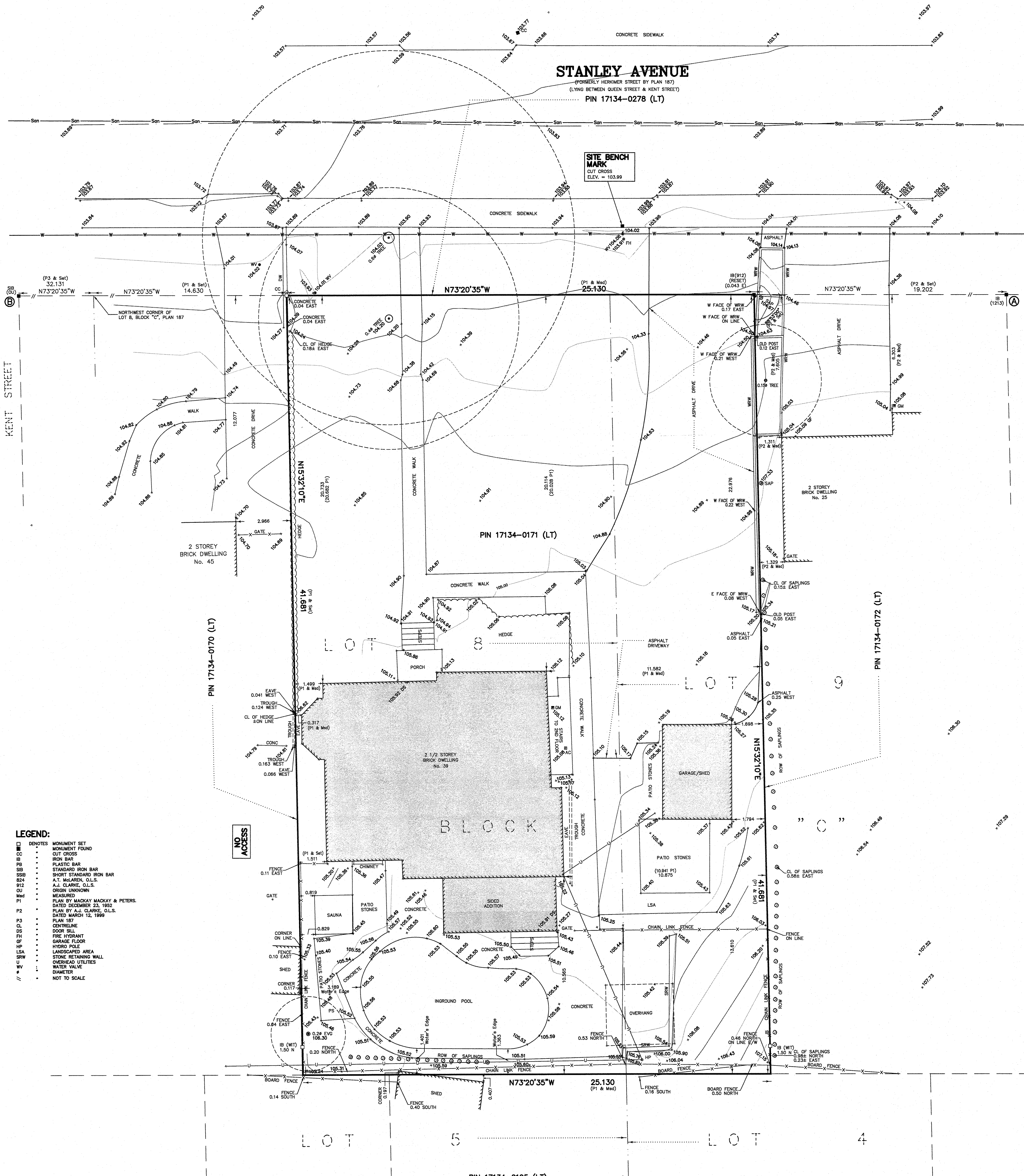
**SURVEYOR'S REAL PROPERTY REPORT**  
 PART 1, PLAN OF PART OF  
**LOTS 8 & 9, BLOCK "C"**  
**PLAN 187**  
 IN THE  
**CITY OF HAMILTON**

SCALE 1:100 METRIC



R.A. McLAREN, O.L.S. - 2023

**SURVEYOR'S REAL PROPERTY REPORT (PART 2)**  
 PART OF LOTS 8 & 9, BLOCK "C", PLAN 187  
 AS ILLUSTRATED ON THE PLAN.  
 THIS PLAN DOES NOT CERTIFY COMPLIANCE  
 WITH ZONING BY-LAWS.  
 THIS PLAN WAS PREPARED FOR  
 CAMERON BELLAWA



- LEGEND:**
- DENOTES MONUMENT SET
  - MONUMENT FOUND
  - CC CUT CROSS
  - IB IRON BAR
  - SB STANDARD IRON BAR
  - SSB SHORT STANDARD IRON BAR
  - S24 A.T. McLAREN, O.L.S.
  - B12 A.J. CLARKE, O.L.S.
  - OU ORIGIN UNKNOWN
  - Med MEASURED
  - P1 PLAN BY MACKAY MACKAY & PETERS, DATED DECEMBER 23, 1982
  - P2 PLAN BY A.J. CLARKE, O.L.S., DATED MARCH 12, 1996
  - P3 PLAN 187
  - CL CENTERLINE
  - DS DOOR SILL
  - PH FIRE HYDRANT
  - GF GARAGE FLOOR
  - HP HYDRO POLE
  - LSA LANDSCAPED AREA
  - SRW STONE RETAINING WALL
  - U OVERHEAD UTILITIES
  - WV WATER VALVE
  - Ø DIAMETER
  - ∅ NOT TO SCALE

**BENCHMARK:**  
 MONUMENT 0011965U651  
 CITY OF HAMILTON BENCH MARK, HOUSE  
 NO. 181 HERKIMER STREET, AT  
 SOUTHWEST CORNER OF QUEEN STREET  
 SOUTH, PLATE IN EAST BRICK WALL NEAR  
 NORTHEAST CORNER.  
 ELEVATION: 106.813 metres CGVD-1928:1978

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

**NOTE:**  
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
 MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999689997

**INTEGRATION DATA**

POINT ID	NORTHING	EASTING
CRP @	4789262.228	590621.084
CRP @	4789295.349	590533.838

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

**BEARING COMPARISON:**  
 FOR BEARING COMPARISONS A ROTATION OF 06'00"35"  
 CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P2 TO  
 CONVERT TO GRID BEARINGS.

**NOTE:**  
 UNDERGROUND SERVICE AND UTILITY LOCATIONS WERE  
 LOCATED BY CITY OF HAMILTON DRAWING NO.  
 76-H-864 (SHEET 1 OF 2) & (SHEET 2 OF 2)  
 UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST  
 BE VERIFIED PRIOR TO CONSTRUCTION  
 INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

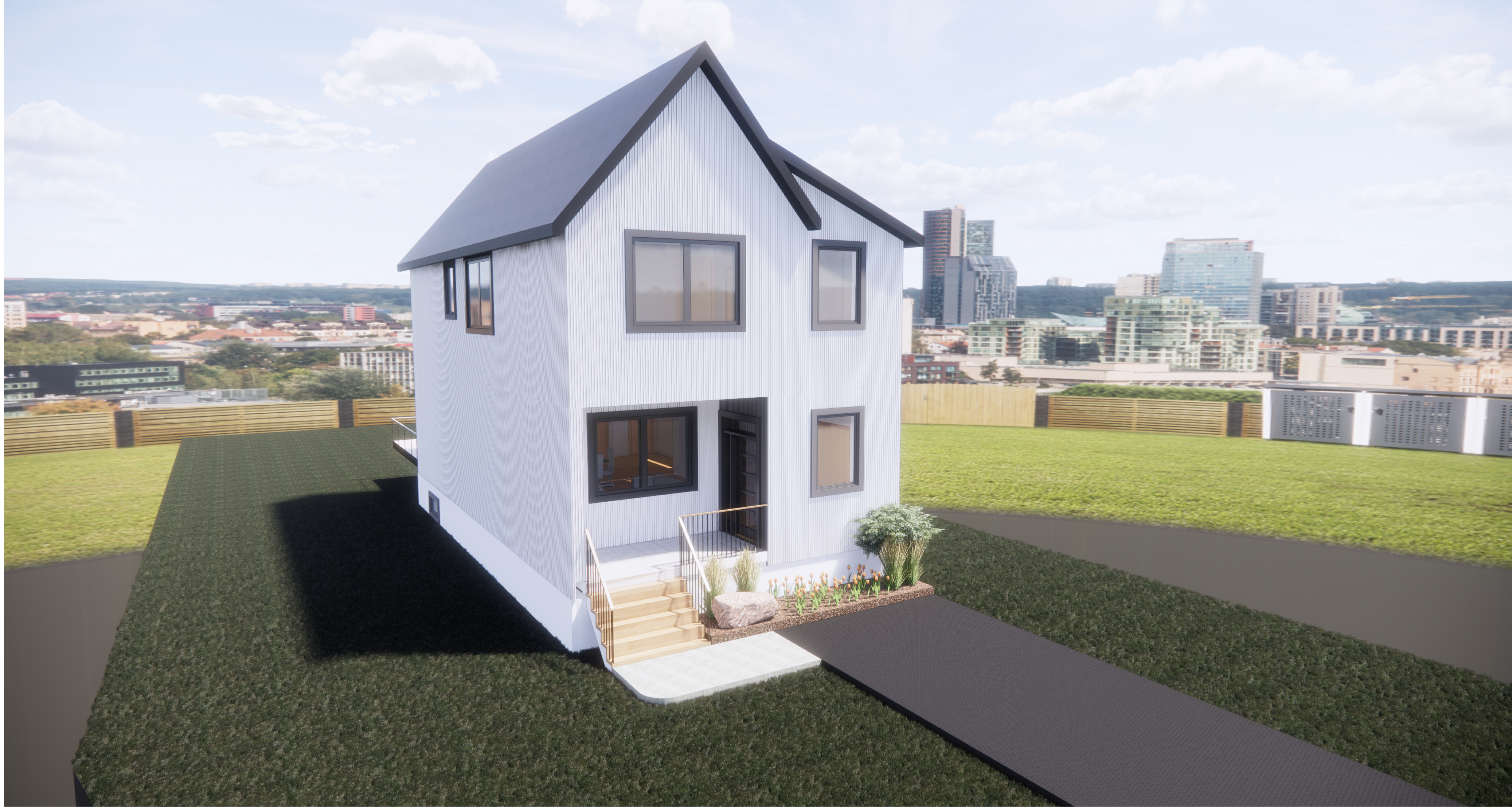
**METRIC NOTE:**  
 DISTANCES AND COORDINATES  
 SHOWN ON THIS PLAN ARE IN  
 METRES AND CAN BE  
 CONVERTED TO FEET  
 BY DIVIDING BY 0.3048

**SURVEYOR'S CERTIFICATE:**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH  
 THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS  
 MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 24th DAY OF JULY, 2023  
 DATE: 25 AUG 2023  
 ROB A. McLAREN, O.L.S.

© R.A. McLAREN, O.L.S. - 2023. NO PERSON MAY COPY  
 REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN  
 PART WITHOUT THE WRITTEN PERMISSION OF R.A. McLAREN, O.L.S.

**A.T. McLaren Limited**  
 LEGAL AND ENGINEERING SURVEYS  
 69 JOHN STREET SOUTH, SUITE 230  
 HAMILTON, ONTARIO, L9B 2S9  
 PHONE (905) 527-8559 FAX (905) 527-0032

Drawn	Checked	Drew	Scale	Dwg.No.
JB	RBM	JK	1:100	37450



2024.03.11

ISSUED FOR REVIEW (NOT FOR CONSTRUCTION)



**DESIGNER**

IHD (RYAN MAGEE)  
97 COPPELAND CREEK DR.  
TINY ON, LSM 0M/2  
705.528.9634

**CONTRACTOR**

TBD

**ENGINEERING**

QUANTUM ENGINEERING  
97 COPPELAND CREEK DR  
TINY ON, LSM 0M/2  
705.549-1791

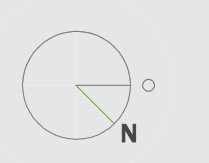
# the Beautiful Life



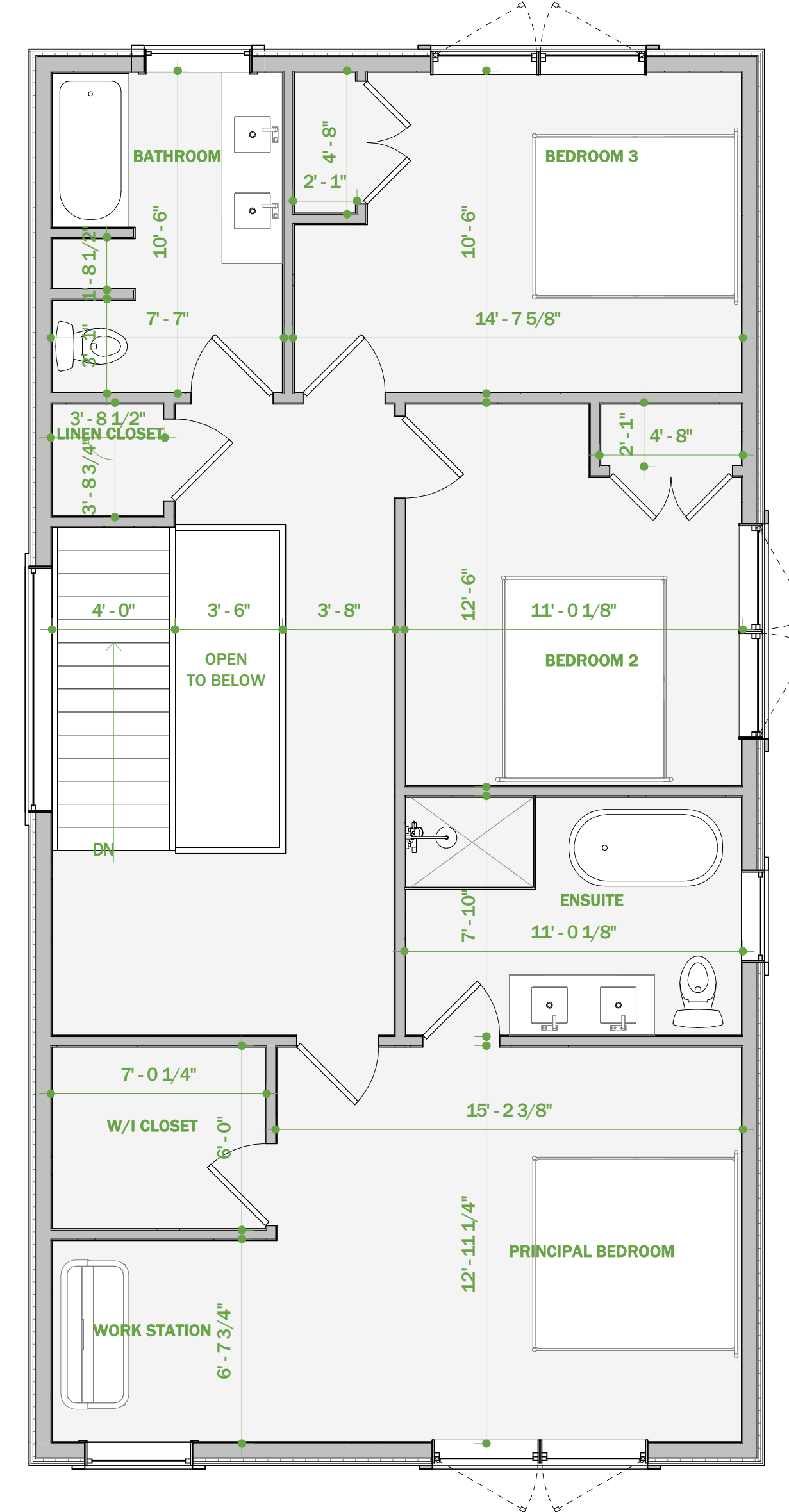
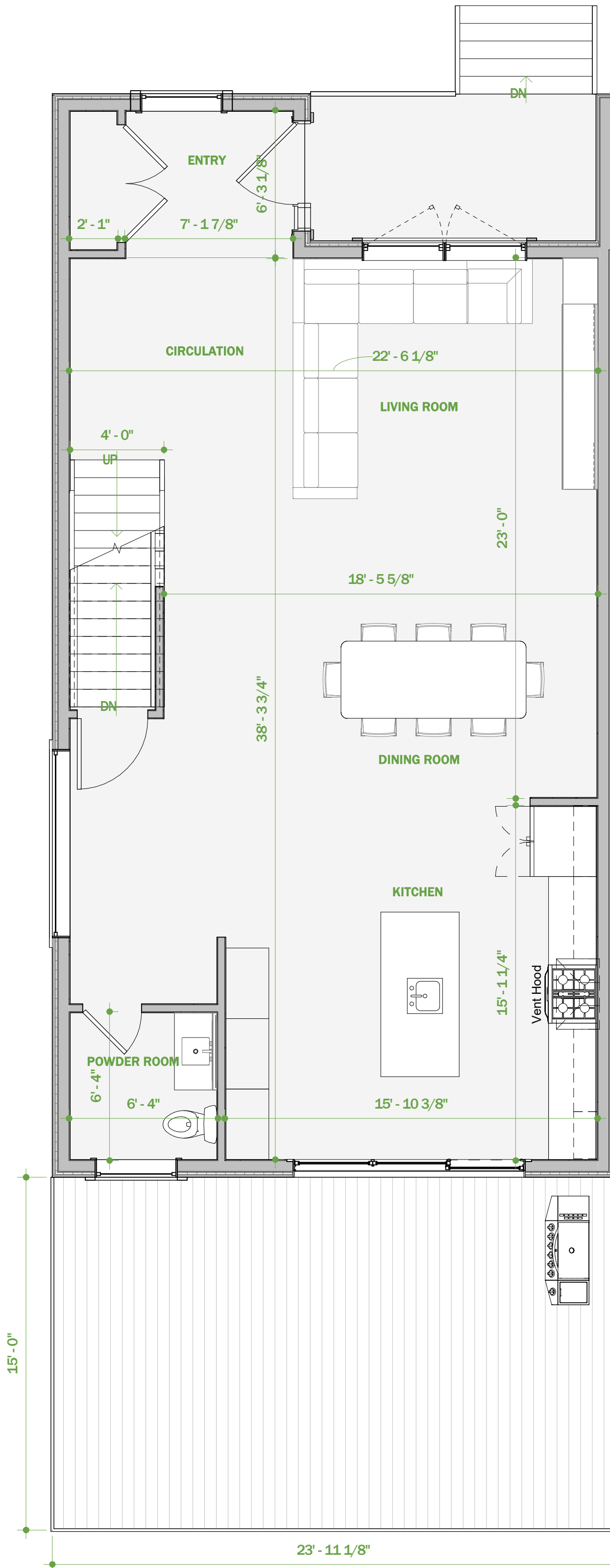
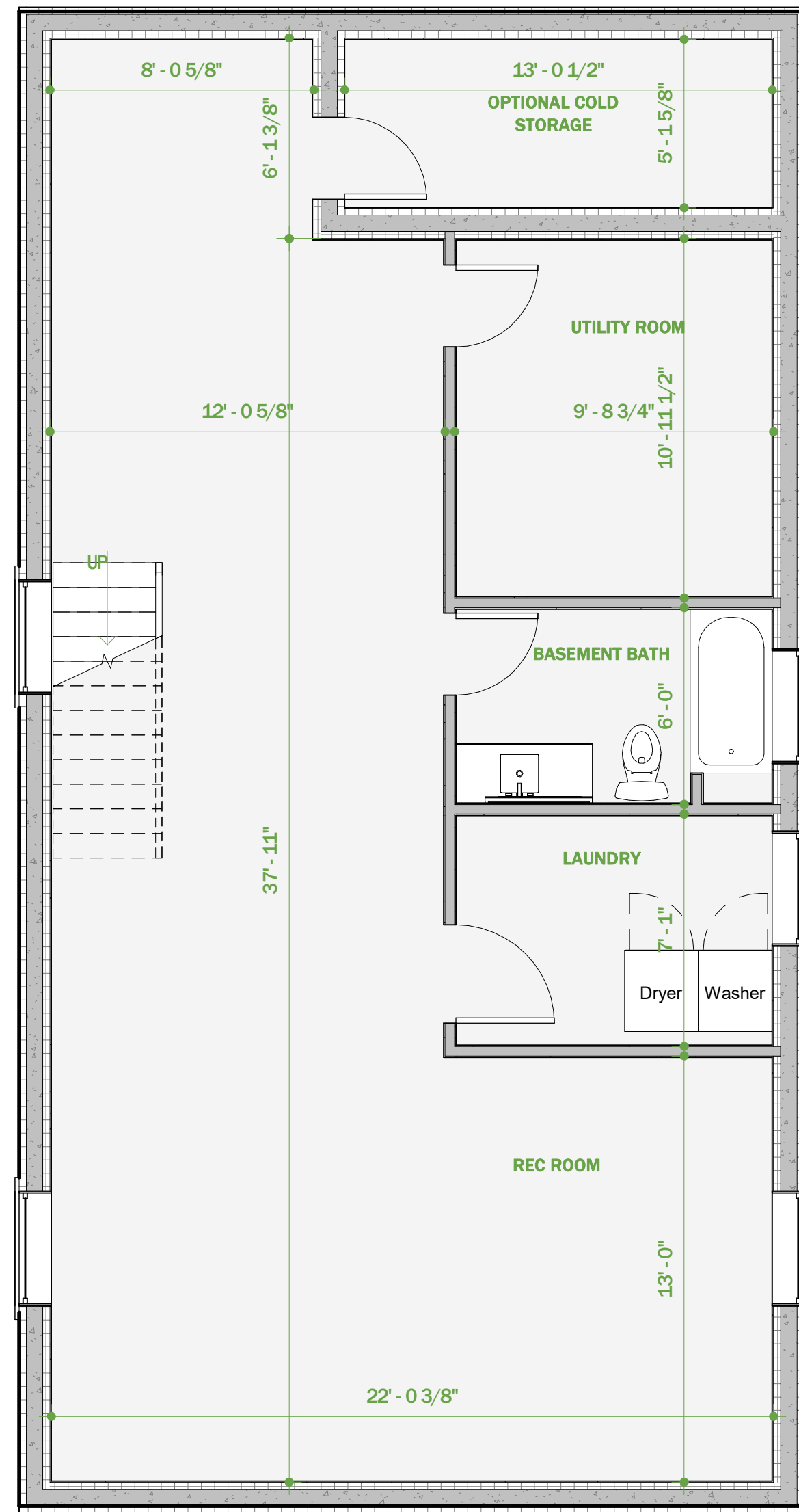
**1** 0. SITE  
SCALE: 1/8" = 1'-0"



**NOT FOR CONSTRUCTION**







1

### 1. BASEMENT

SCALE: 1/4" = 1'-0"

2

### 2. MAIN

SCALE: 1/4" = 1'-0"

3

### 3. SECOND FLOOR

SCALE: 1/4" = 1'-0"



Revisions  
2022.05.30 SCHEMATIC DRAFT

NOT FOR CONSTRUCTION

Notes  
1. Do not scale drawings.  
2. Drawings remain property of iHD

Project North



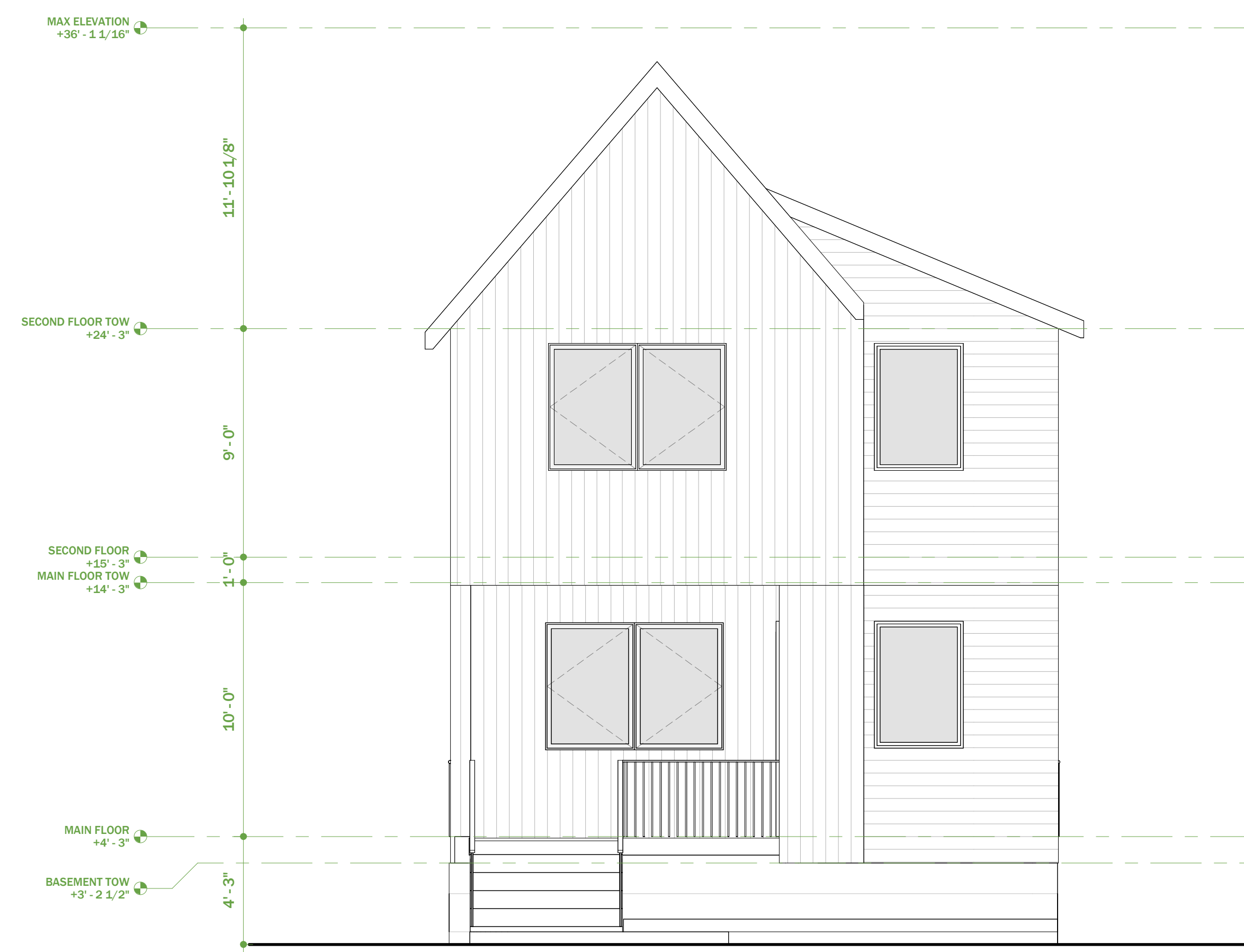
Scale 1/4" = 1'-0"

PLAN VIEW

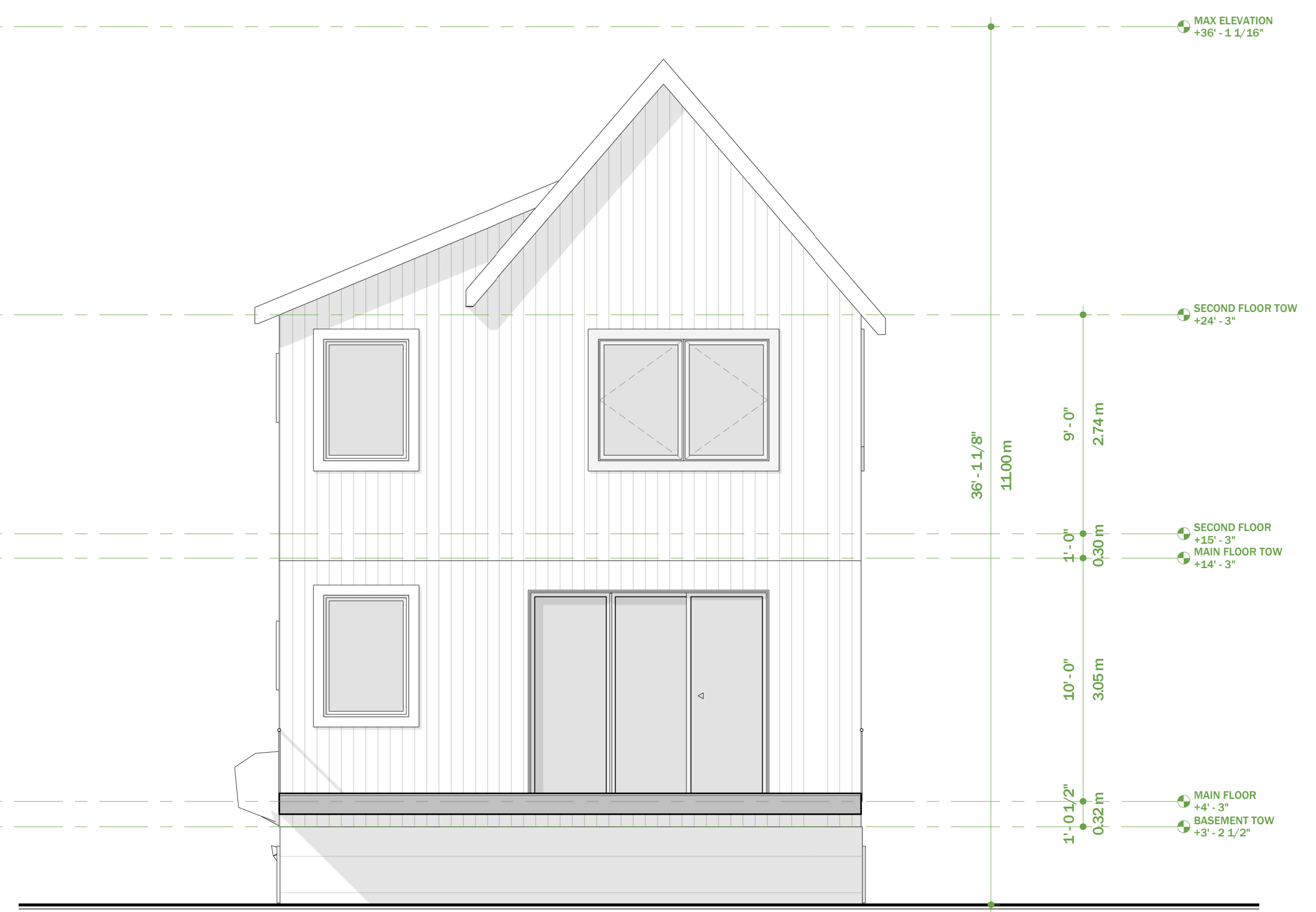
# A1.2



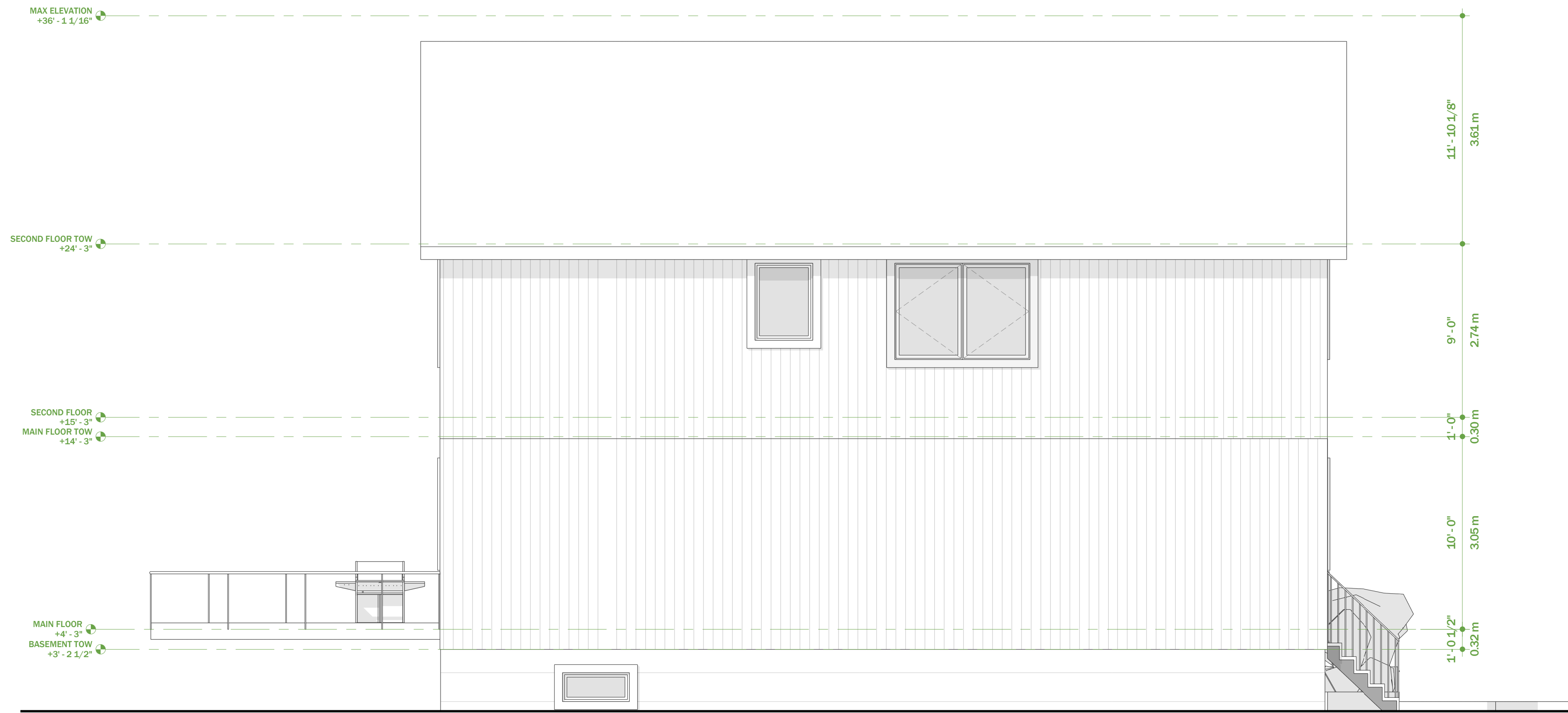
NOT FOR CONSTRUCTION



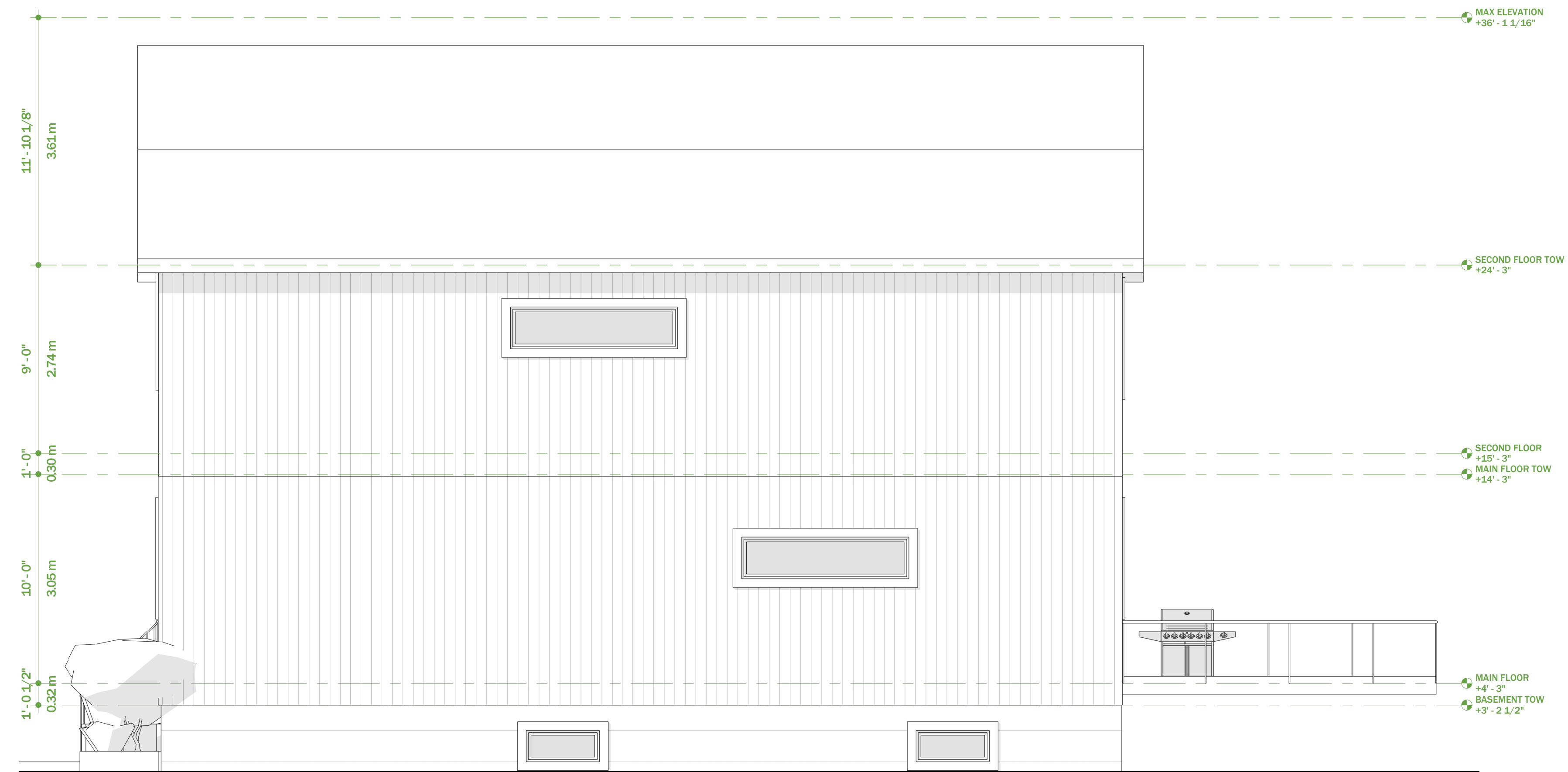
**1** NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"



**2** SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"



**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**NOT FOR CONSTRUCTION**

1. Do not scale drawings.
2. Drawings remain property of iHD.





Hamilton

Committee of Adjustment

City Hall, 5<sup>th</sup> Floor,

71 Main St. W.,

Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

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

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

**1. APPLICANT INFORMATION**

	NAME		
Purchaser*			
Registered Owners(s)			
Applicant(s)**			
Agent or Solicitor			Phone:
			E-mail:

\*Purchaser must provide a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application in respect of the land that is the subject of the application.

\*\* Owner's authorisation required if the applicant is not the owner or purchaser.

1.2 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 [Redacted]

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	39 Stanley Avenue		
Assessment Roll Number	2518-010-093-03550-0000		
Former Municipality	City of Hamilton		
Lot	Part Lot 8 & 9	Concession	
Registered Plan Number	187	Lot(s)	
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:

---

## 3 PURPOSE OF THE APPLICATION

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

- |                                                                                                                                                                                       |                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| <input checked="" type="checkbox"/> creation of a new lot(s)                                                                                                                          | <input type="checkbox"/> concurrent new lot(s) |
| <input type="checkbox"/> addition to a lot                                                                                                                                            | <input type="checkbox"/> a lease               |
| <input type="checkbox"/> an easement                                                                                                                                                  | <input type="checkbox"/> a correction of title |
| <input type="checkbox"/> validation of title (must also complete section 8)                                                                                                           | <input type="checkbox"/> a charge              |
| <input type="checkbox"/> cancellation (must also complete section 9)                                                                                                                  |                                                |
| <input type="checkbox"/> creation of a new non-farm parcel (must also complete section 10)<br>( i.e. a lot containing a surplus farm dwelling<br>resulting from a farm consolidation) |                                                |

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

Cameron Bellavia

---

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

---

3.4 Certificate Request for Retained Lands:  Yes\*

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

#### 4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

##### 4.1 Description of subject land:

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

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	Lands retained	Lands severed			
Type of Transfer	N/A	Severance			
Frontage	15.45	9.68			
Depth	41.68	41.68			
Area	644.0	403.33			
Existing Use	Residential	Residential			
Proposed Use	Residential	Residential			
Existing Buildings/ Structures	2 1/2 Storey brick dwelling	Garage/shed			
Proposed Buildings/ Structures	No additional	Single family dwelling			
Buildings/ Structures to be Removed	None	Garage/shed			

\* Additional fees apply.

##### 4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

- provincial highway  
 municipal road, seasonally maintained  
 municipal road, maintained all year

- right of way  
 other public road
- 

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

- publicly owned and operated piped water system  
 privately owned and operated individual well

- lake or other water body  
 other means (specify)
- 

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

- publicly owned and operated sanitary sewage system  
 privately owned and operated individual septic system  
 other means (specify) \_\_\_\_\_

##### 4.3 Other Services: (check if the service is available)

- electricity     
  telephone     
  school bussing     
  garbage collection

#### 5 CURRENT LAND USE

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

Rural Hamilton Official Plan designation (if applicable): \_\_\_\_\_

Rural Settlement Area: \_\_\_\_\_

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

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

The creation of an infill lot for a single detached dwelling in a neighbourhood.

5.2 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval?

Yes  No  Unknown

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

\_\_\_\_\_

5.3 What is the existing zoning of the subject land? D/S-770, D/S-1822

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?  
BY-LAW NO. 22-195

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.

Submitted simultaneously

\_\_\_\_\_

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)
<b>An agricultural operation, including livestock facility or stockyard</b> * Submit Minimum Distance Separation Formulae (MDS) if applicable	<input type="checkbox"/>	
<b>A land fill</b>	<input type="checkbox"/>	
<b>A sewage treatment plant or waste stabilization plant</b>	<input type="checkbox"/>	
<b>A provincially significant wetland</b>	<input type="checkbox"/>	
<b>A provincially significant wetland within 120 metres</b>	<input type="checkbox"/>	
<b>A flood plain</b>	<input type="checkbox"/>	
<b>An industrial or commercial use, and specify the use(s)</b>	<input type="checkbox"/>	
<b>An active railway line</b>	<input type="checkbox"/>	
<b>A municipal or federal airport</b>	<input type="checkbox"/>	

## 6 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?

Yes  No  Unknown

If YES, and known, provide the appropriate application file number and the decision made on the application.

---

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

---

6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?

Yes  No

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

---

6.4 How long has the applicant owned the subject land?

Since October 22, 2021

---

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.

115 Hatt St. Dundas - semi-detached single family dwelling. Owned with a business partner as a rental unit.

---

## 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)

Subject lands have no hazard risks (natural or human-made) in accordance with both Section 3.1 and 3.2 of the *Planning Act*.

---

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

Yes  No (Provide explanation)

The proposed additional dwelling would promote aspects of PPS section 1.1.1 a,b,d,and h by increasing density, development efficiency and dwelling diversity while limiting land use or ~~over expansion~~.

---

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

Yes  No (Provide explanation)

The proposed plan increases number and density of dwellings in a designated settlement ~~area in accordance with section 2.2.1~~

---

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

Yes  No (Provide explanation)

Does not fall in any NEP designated areas as per NEP Plan Map 2: City of Hamilt

---



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

Yes  No (Provide explanation)

Does not fall under PBWP areas as per PBWP Map - June 2022

7.6 Are the subject lands subject to the Greenbelt Plan?

Yes  No (Provide explanation)

Property is located in Greenbelt Lot 17 Con 3 which is not subject to Greenbelt Plan

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

Yes  No (Provide explanation)

No other provincial plans are applicable to property location

## 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 <sup>2</sup> 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 <sup>2</sup> or ha):
---------------	------------------------------

Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

**10.7 Description of surplus dwelling lands proposed to be severed:**

Frontage (m): (from Section 4.1)	Area (m <sup>2</sup> or ha): (from Section 4.1)
----------------------------------	-------------------------------------------------

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

---

---