



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Consent/Land Severance

You are receiving this notice because you are either:

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

APPLICATION NO.:	B-24:26	SUBJECT PROPERTY:	24 Limeridge Road West, Hamilton
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APPLICANTS: Owner: Mark Teicht
Agent: Joe Malec

PURPOSE & EFFECT: To permit the conveyance of a parcel of land to create two new residential building lots. The existing dwelling will be demolished to facilitate this application.

	Frontage	Depth	Area
SEVERED LANDS:	12.192 m [±]	44.062 m [±]	537.2 m ² ±
SEVERED LANDS:	12.192 m [±]	44.702 m [±]	517.48 m ² ±
RETAINED LANDS:	12.192 m [±]	43.407m [±]	529.21 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 heard by the Committee as shown below:

DATE:	Tuesday, June 11, 2024
TIME:	2:20 p.m.
PLACE:	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

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

B-24:26

- Visit www.hamilton.ca/committeeofadjustment
- Email Committee of Adjustment staff at cofa@hamilton.ca
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221

PUBLIC INPUT

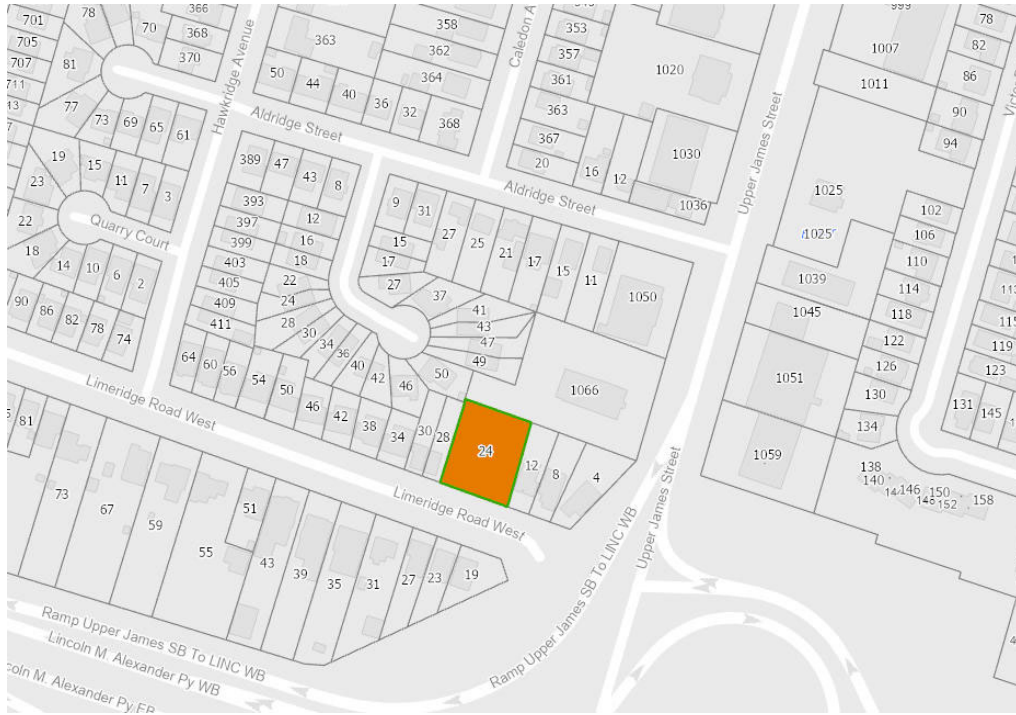
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon **June 7, 2024**

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-24:26, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided 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 or by mail through City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5.



 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 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.



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PARTICIPATION PROCEDURES

Written Submissions

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

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. 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.

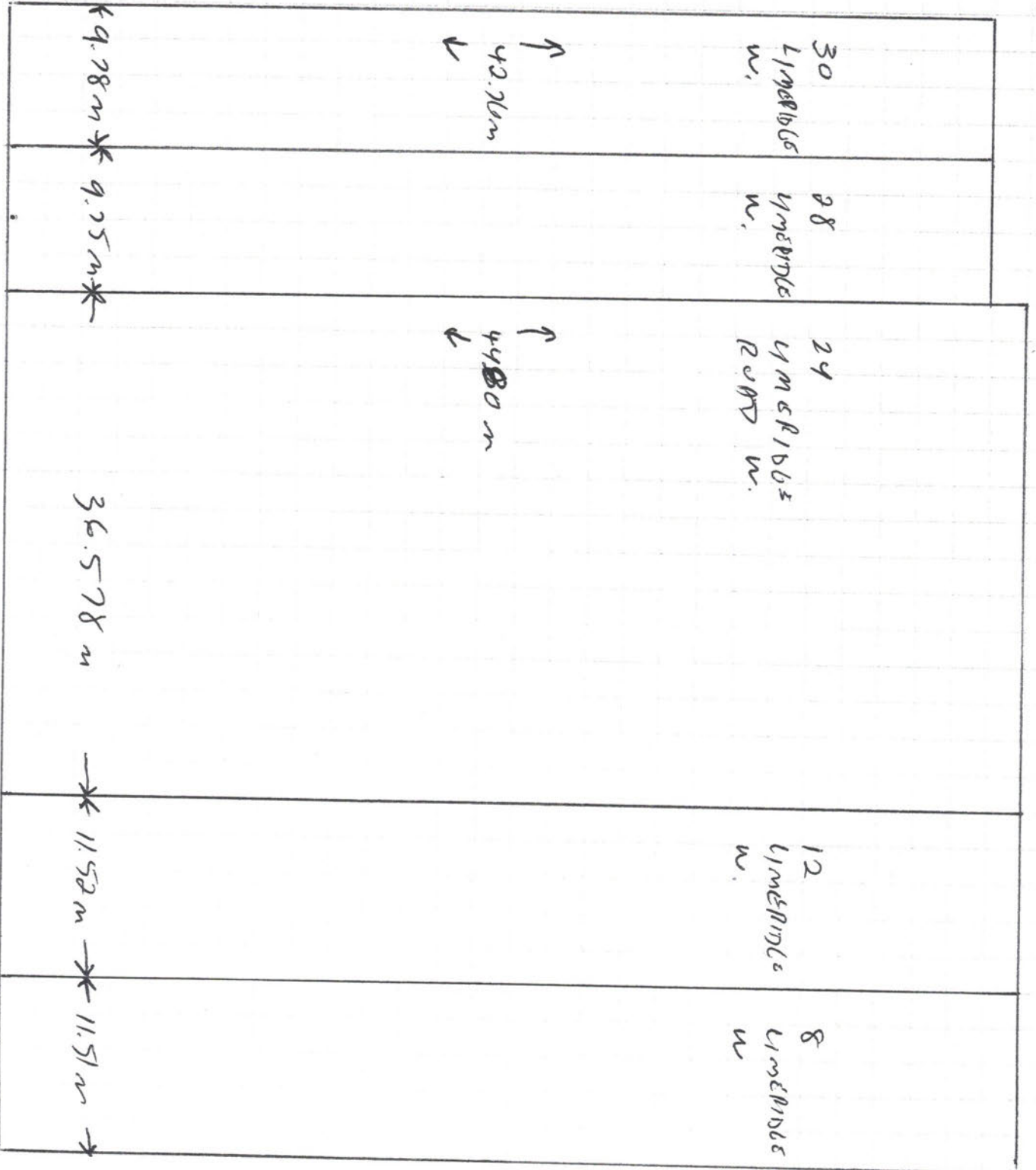
2. In person Oral Submissions

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 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.

SUBPOUND IN
PROPERTIES
TO 24
LIMEBIDGE
ROAD WEST



LIMEBIDGE ROAD WEST

Severance Application

24 Limeridge Rd. W. Ham.

Current Lot Size

35.960304m x 44.701968m x
36.576m x 42.760392m

Home

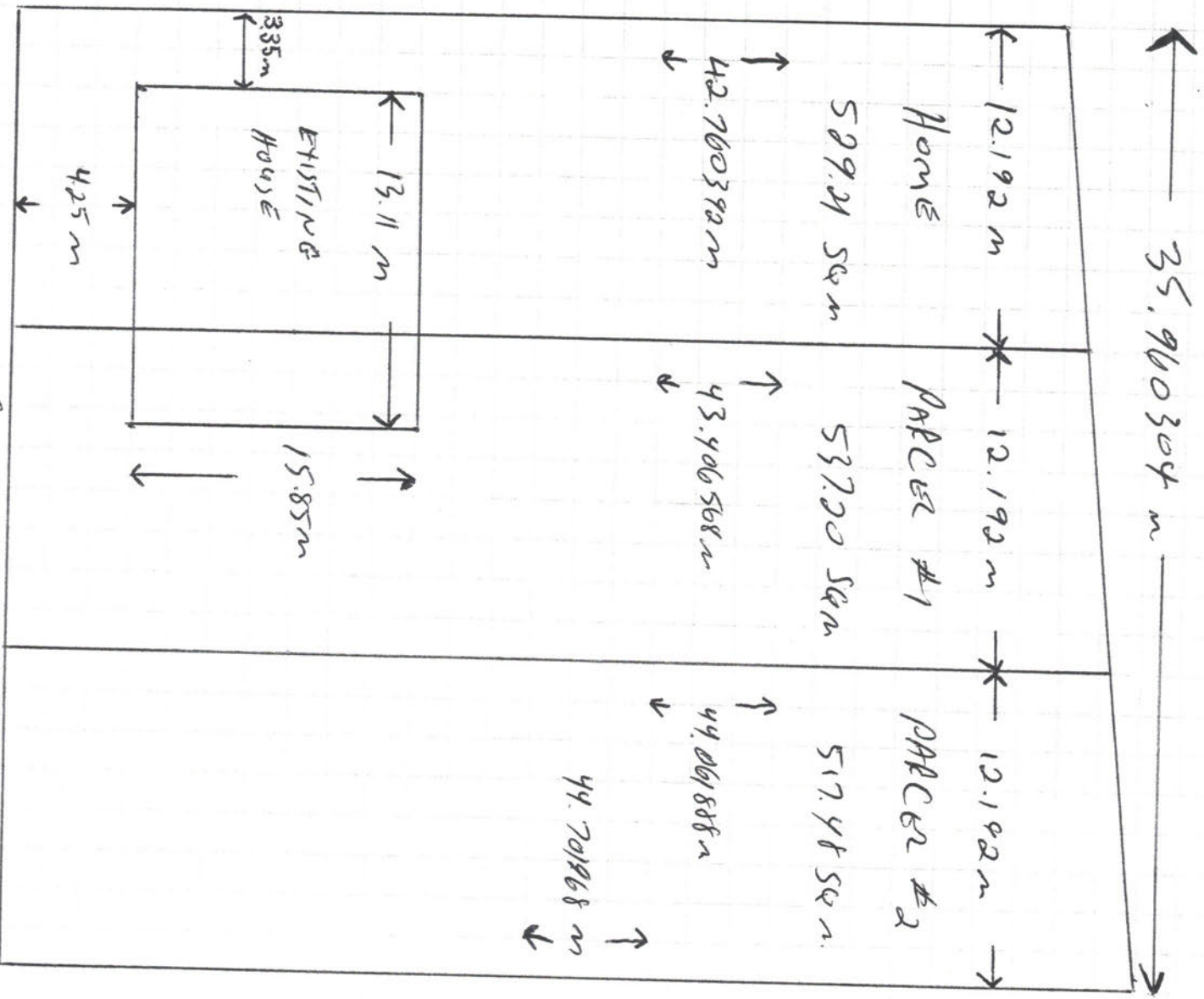
12.192m x 43.406568m x
12.192m x 42.760392m

Parcel #1

12.192m x 44.061888m x
12.192m x 43.406568m

Parcel #2

111.576302m x 44.701968m x
12.192m x 44.061888m



36.576 m.
24 LIMERIDGE ROAD W.

24 Limeridge Rd W, Hamilton, L9C2V1

[Suggest an address correction](#)



Owner Name
TEICHT, MARK



Last Sale
\$2
Dec 21, 2015



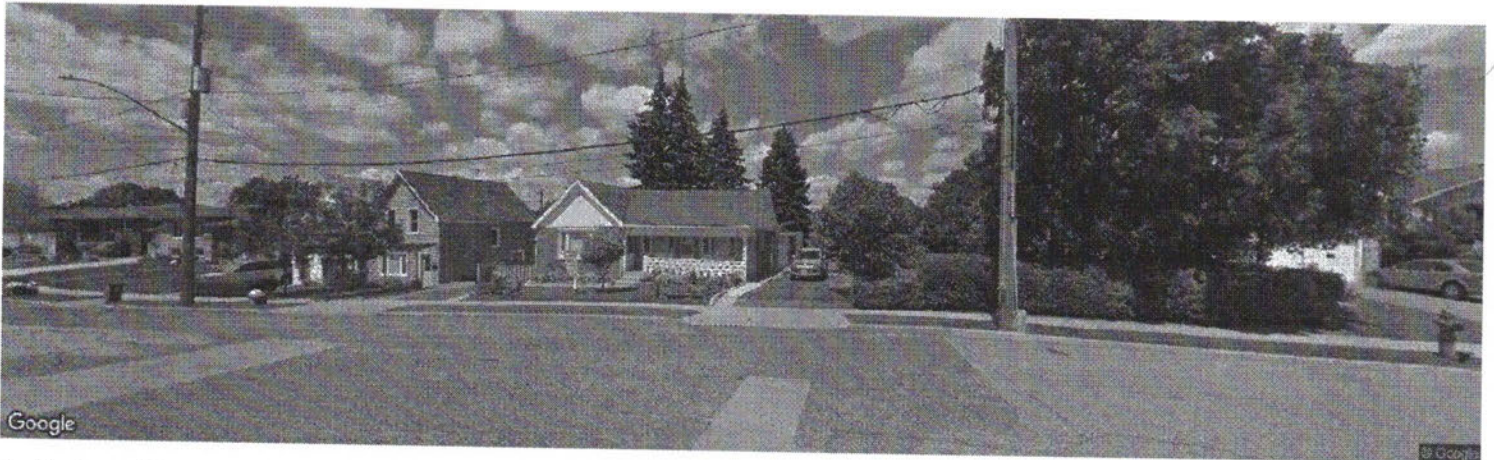
Lot Size
17,255 ft² 528 ft
Area Perimeter
Measurements Available
(See Site & Structure)

Party To: TEICHT, MARK

Legal Description

LT 75, REGISTRAR'S COMPILED PLAN 1469 ; HAMILTON

Property Details



GeoWarehouse Address

24 LIMERIDGE RD W, HAMILTON, L9C2V1

Land Registry Office

Hamilton Wentworth (62)

Owner Names

TEICHT, MARK

Ownership Type

Freehold

Land Registry Status

Active

Property Type

SEMI_DETACHED

Registration Type

Certified (Land Titles)

PIN

169680205

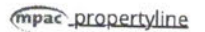


Lot Size | Area: 17,254.53 ft² (0.396 ac) | Perimeter: 528.22 ft
 Measurements: 5.83 ft x 140.29 ft x 120.00 ft x 146.66 ft x 117.98 ft
 Lot Measurement Accuracy: LOW

Site & Structure

Please note, all information contained in the Site & Structure section of the Property Report is owned and maintained by MPAC. If any data in this section is missing or incorrect, please contact MPAC for assistance at propertyline@mpac.ca.

Assessment 1 | ARN : 251808093100280



Site	Frontage: 119.46 ft	Depth: 145.56 ft	Zoning: C
Structure	Property Description: Semi-detached residential		Property Code: 311
Assessment Details	Current Assessed Value : \$347,000		Previous Assessed Value : N/A
	Valuation Date: 2016-01-01		
4 Year Phased-In Assessed Values	Taxation Year	Phased-In Assessment	
	2024	\$347,000	
	2023	\$347,000	
	2022	\$347,000	
	2021	\$347,000	

Structures:

#	Description	Year Built	Bedrooms	Full Bathrooms	Half Bathrooms	Full Stories	Partial Stories	Split Level	Fireplaces	Indoor Pool	Outdoor Pool
302	SINGLE FAMILY SEMI DET	1890	2	1	0	1	No part storey	No Split	1	N	Y

Assessment Roll Legal Description	REG COMP PLAN 1469 LOT 75
Site Area	0.4 A
Site Variance	Regular
Driveway Type	Separate or Private Driveway
Garage Type	N/A
Garage Spaces	N/A
Water Service Type	N/A
Sanitation Type	N/A

04.16.24.

City of Hamilton
Committee of Adjustment
71 Main St. W., 5th Floor
Hamilton, ON. L8P 4Y5
E-mail cofa@hamilton.ca

Re: Application for Consent to Sever Land

Dear Sir/Madame:

My name is Joe Malec and I am acting as the Agent for the owner of 24 Limeridge Road West, Mr. Mark Teicht, in his *Application for Consent to Sever Land*.

In support of this application, please find attached the following documentation.

Application for Consent to Sever Land.
Zoning Certificate showing Zoning District = C/S-1822
Site sketch of adjoining properties to subject property.
Site sketch to show current and proposed lots.
Geowarehouse Report showing Legal owner, description & lot dimensions.

Please note, the application fee will be paid by the owner via credit card. Mr. Mark Teicht may be reached by phone at 905.526.0382.

I may be reached at jmalec@malecmooretem.ca or on my cell at 905.979.3549.

Trusting you will find everything to be in order, I would like to thank you in advance for your prompt attention to this application.

Sincerely yours,

JOE MALEC

Joe Malec
Sales Representative
Keller Williams Edge Realty, Brokerage.



Planning and Economic Development Department
 Planning Division
 71 Main Street West, 5th Floor
 Hamilton, Ontario, L8P 4Y5
 Phone: 905-546-2424 x2719 Fax: 905-546-4202
 Email: ZoningInquiry@hamilton.ca

Hamilton

CERTIFICATE OF ZONING VERIFICATION AND PROPERTY REPORT

ATTENTION OF: MARK TEICHT

ISSUED BY: Emma Bodo

PROPOSED USE: Single Family Dwelling

TELEPHONE: (905) 546-2424 ext. 6542

ADDITIONAL ONLINE PROPOSED USE: I would like to sever my property into 3 lots.

CERTIFICATE NO. 24-185918 00 ZR1

24 LIMERIDGE RD W, HAMILTON

ISSUE DATE: FEB 23, 2024

ZONING DISTRICT:
C/S-1822 (Urban Protected Residential, Etc.)
SECTION 9, 19B OF HAMILTON ZONING BY-LAW 6593 AS AMENDED BY 22-195

THE PROPOSED USE IS:
SEE COMMENTS

COMMENTS:

There is insufficient information in Building Division records to determine the last recognized use.

The proposed use of a single family dwelling is permitted at this location.

Tenant improvements, change of use, conversions, renovations, alterations, additions or new buildings are subject to the issuance of a building permit from the Building Division.

No survey submitted showing actual conditions.

Note: The City of Hamilton is continuing to develop Hamilton Zoning By-law 05-200 which encompasses the former City of Hamilton and the five (5) outlining municipalities. Please be advised that the next phase is the Residential Zones Project which will include Low Density Residential Zones. The subject property may be impacted by upcoming changes scheduled to be heard at the Planning Committee meeting of February 23, 2024.

Please visit <https://www.hamilton.ca/build-invest-grow/planning-development/zoning/residential-zones-project> or email reszoning@hamilton.ca for further information.

PROPERTY REPORT

Our records indicate the following:

No outstanding work orders.

NOTE:

PROPERTY REPORTS PERTAIN TO BUILDING DIVISION FILES ONLY AND RELATE TO ENFORCEMENT PROCEEDINGS COMMENCED BY THIS DIVISION. OTHER DIVISIONS/DEPARTMENTS, INCLUDING BUT NOT LIMITED TO THE PARKING AND BY-LAW ENFORCEMENT DIVISION, FIRE DEPARTMENT, PUBLIC HEALTH SERVICES DEPARTMENT AND PUBLIC WORKS DEPARTMENT MAY HAVE COMMENCED ENFORCEMENT PROCEEDINGS. TO OBTAIN INFORMATION CONCERNING ANY SUCH ENFORCEMENT PROCEEDINGS, YOU MUST CONTACT THOSE DIVISIONS/DEPARTMENTS YOURSELF. ALSO NOTE THAT THIS DOES NOT IMPLY THAT A FIELD INSPECTION HAS BEEN CARRIED OUT.

IMPORTANT:

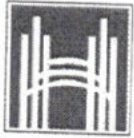
THIS CERTIFICATE DOES NOT INDICATE THAT AN EXISTING BUILDING OR ITS USE CONFORMS TO THE REQUIREMENTS OF APPLICABLE BY-LAWS, AND REGULATIONS, NOR THAT A LICENCE WILL BE ISSUED IF REQUIRED, OR THAT THE ZONING WILL NOT BE CHANGED AFTER THE DATE OF ISSUANCE.

Emma Bodo

FOR DIRECTOR OF PLANNING DIVISION

*** THIS CERTIFICATE IS ISSUED WITHOUT LIABILITY ON THE PART OF THE CITY OF HAMILTON OR ITS OFFICIALS ***

MAIL TO: MARK TEICHT, 24 LIMERIDGE RD. W, HAMILTON ON, L9C 2V1



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*		[Redacted]
Registered Owners(s)	Mark Teicht	[Redacted]
Applicant(s)**		[Redacted]
Agent or Solicitor	Joe Malec	[Redacted]

Phone: [Redacted]
E-mail: [Redacted]

*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
- Applicant
- Owner
- Agent/Solicitor

1.3 Sign should be sent to

- Purchaser
- Applicant
- Owner
- 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

Credit over phone*

Cheque



*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	24 Limeridge Road West, Ham. ON. L9C 2V1		
Assessment Roll Number	2518 0809 3100 280		
Former Municipality	Hamilton		
Lot	75	Concession	
Registered Plan Number	1469	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)

- 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:

Mark Teicht

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, m² or ha), attach additional sheets as necessary.

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	Home	Parcel #1	Parcel #2		
Type of Transfer	N/A	New Lot	New Lot		
Frontage	12.192m	12.192m	12.192m		
Depth	43.406568m	44.061888m	44.701968m		
Area	529.21 sq.m	537.2 sq.m	517.48 sq.m		
Existing Use	Residential	Residentail	Residential		
Proposed Use	Vacant Lot	Vacant Lot	Vacant Lot		
Existing Buildings/ Structures	Residential Home	Residential Home	Residential Home		
Proposed Buildings/ Structures	Vacant Lot	Vacant Lot	Vacant Lot		
Buildings/ Structures to be Removed	Residential Home	Residential Home	Residential Home		

* 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.

- 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? "C" C/S - 1822

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.

- 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 checked="" type="checkbox"/>	Closed Restaurant
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	

250m

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?

Acquired property from parents 12.21.15.

- 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)
-

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

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

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

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

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

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

8 ADDITIONAL INFORMATION - VALIDATION

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

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

8.3 Why do you consider your title may require validation? (attach additional sheets as necessary)

9 ADDITIONAL INFORMATION - CANCELLATION

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

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

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

10 ADDITIONAL INFORMATION - FARM CONSOLIDATION

10.1 Purpose of the Application (Farm Consolidation)

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

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

10.2 Location of farm consolidation property:

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

10.3 Rural Hamilton Official Plan Designation(s)

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

10.4 Description of farm consolidation property:

Frontage (m):	Area (m ² or ha):
---------------	------------------------------

Existing Land Use(s): _____ Proposed Land Use(s): _____

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

Frontage (m):	Area (m ² or ha):
---------------	------------------------------

Existing Land Use: _____ Proposed Land Use: _____

10.7 Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m ² or ha): (from Section 4.1)
----------------------------------	---

Front yard set back: _____

a) Date of construction:

- Prior to December 16, 2004
- After December 16, 2004

b) Condition:

- Habitable
- Non-Habitable

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application Form
- Signatures Sheet

11.2 Validation of Title

- All information documents in Section 11.1
- Detailed history of why a Validation of Title is required
- All supporting materials indicating the contravention of the Planning Act, including PIN documents and other items deemed necessary.

11.3 Cancellation

- All information documents in Section 11.1
- Detailed history of when the previous consent took place.
- All supporting materials indicating the cancellation subject lands and any neighbouring lands owned in the same name, including PIN documents and other items deemed necessary.

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
 - Minimum Distance Separation Formulae (data sheet available upon request)
 - Hydrogeological Assessment
 - Septic Assessment
 - Archeological Assessment
 - Noise Study
 - Parking Study
- _____
- _____