



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-24:18	SUBJECT PROPERTY:	137 Peter Street, Hamilton
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APPLICANTS: Owner Retained: Andrew McAllister
 Owner Severed: Blari Fleming, Jennifer Legare
 Agent: Jansen Consulting - Amy Schaeffer

PURPOSE & EFFECT: To permit the conveyance of a parcel of land containing one half of a semi-detached dwelling, and to retain a parcel of land containing one half of a semi-detached dwelling. Semi detached dwelling under construction.

	Frontage	Depth	Area
SEVERED LANDS:	7.8 m [±]	15.7 m [±]	139 m ² [±]
RETAINED LANDS:	8.2 m [±]	15.7 m [±]	132 m ² [±]

Associated Planning Act File(s): HM/A-21:51 & HM/A-22:213

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, August 6, 2024
TIME:	1:40 p.m.
PLACE:	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeofadjustment

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

B-24:18

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

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 **August 2, 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 **August 2, 2024**

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding B-24:18, 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: July 18, 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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E-mail: 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 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.

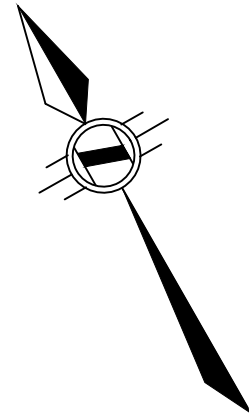
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly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

SKETCH FOR SEVERANCE APPLICATION
 OF PART OF
LOT 12
REGISTERED PLAN No. 57
 IN THE
CITY OF HAMILTON

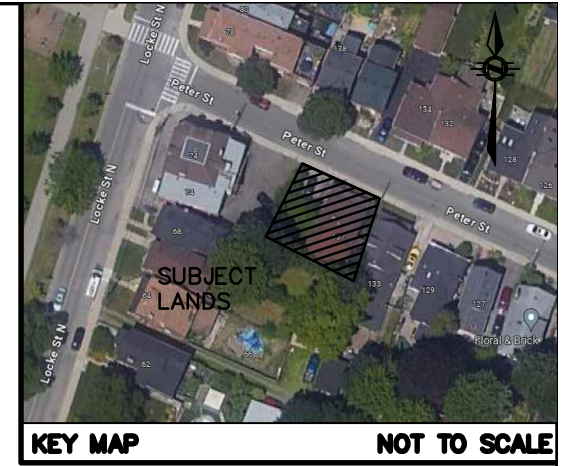
SCALE 1:150 METRIC



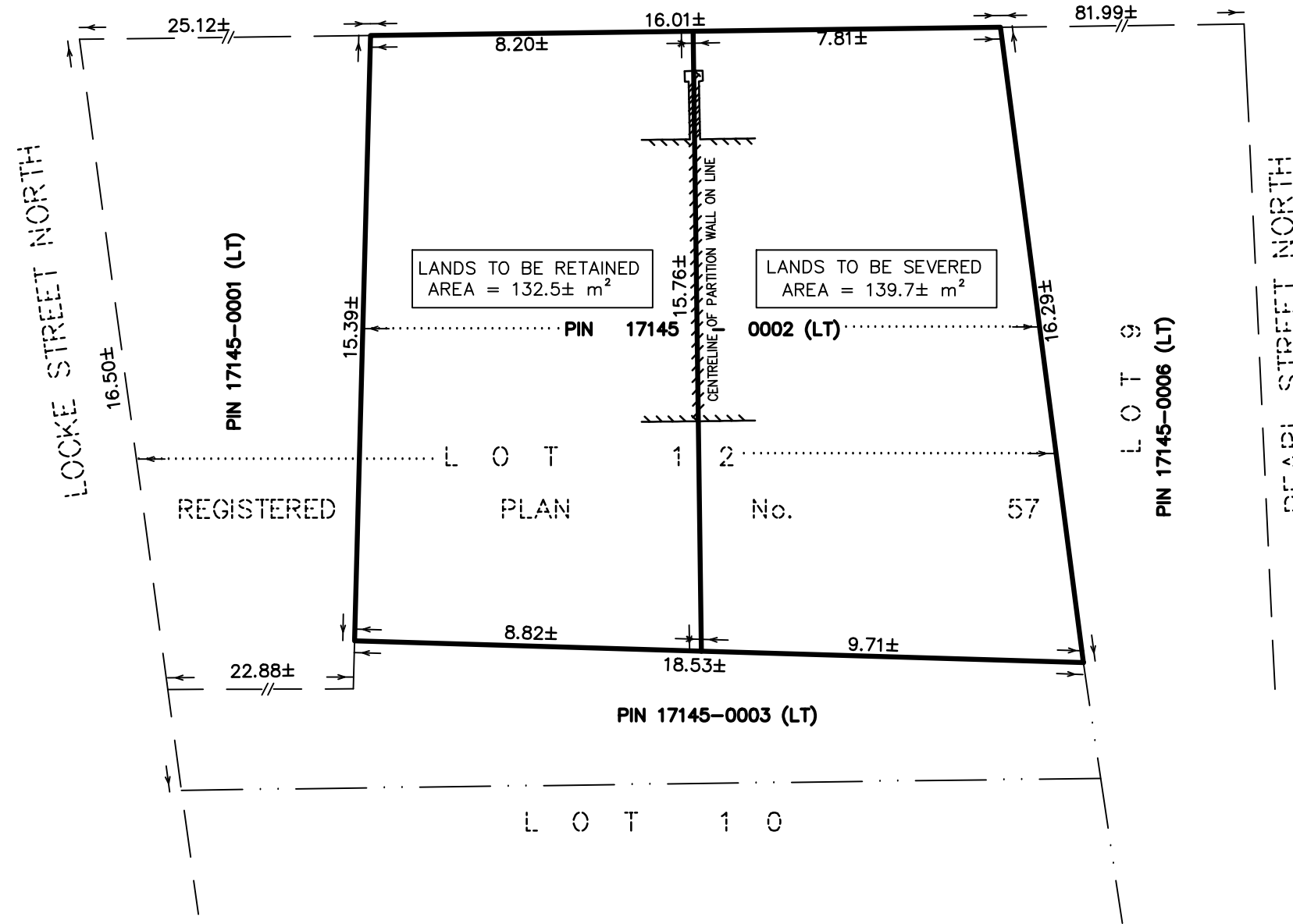
R.A. McLAREN, O.L.S. - 2024



PETER STREET
 (FORMERLY MAIN STREET, BY REGISTERED PLAN 1435)



KEY MAP NOT TO SCALE



NOTE:

DISTANCES SHOWN ON THIS PLAN WERE DERIVED FROM PLAN BY A.T. McLAREN LTD. DATED JANUARY 10, 2024.

CAUTION:

A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

B) THIS PLAN IS PROTECTED BY COPYRIGHT ©

METRIC NOTE

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

137 PETER STREET

© R.A. McLAREN, O.L.S. - 2024. 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, L8N 2B9
 PHONE (905) 527-8559 FAX (905) 527-0032

Drawn MN	Checked RAM	Crew Chief SM	Scale 1:150	Dwg.No. 35723-SK
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Telephone (905) 546-2424, ext. 4221, 3935

E-mail: cofa@hamilton.ca

NOTICE OF DECISION
Minor Variance

APPLICATION NO.:	HM/A-22:213	SUBJECT PROPERTY:	137 PETER STREET, HAMILTON
ZONE:	“D/S-1787” (Urban Protected Residential – 1 & 2 Family Dwellings etc.)	ZONING BY-LAW:	Zoning By-law 6593, as Amended 19-307

APPLICANTS: BLAIR FLEMING
GSP GROUP INC. - JOSEPH LIBERATORE

The following variances are **GRANTED**:

1. A minimum side yard width of 1.2 metres shall be permitted instead of the minimum 2.7 metre side yard width required.

Notes:

1. Please note that this application is subsequent to Minor Variance Application No. HM/A-21:51, applicable to the proposed development, which was granted by the Committee on August 12, 2021, and became final and binding on September 2, 2021.
2. Details respecting eaves or gutters where not shown. The applicant shall ensure that the maximum eave and gutter projections are achieved; otherwise, further variances may be required.

THE DECISION OF THE COMMITTEE IS:

That the variances, as set out above, are **GRANTED** for the following reasons:

1. The Committee, having regard to the evidence, is of the opinion that the relief granted is of a minor nature.
2. The relief granted is desirable for the appropriate development of the land and building and is consistent with the general intent and purpose of the By-laws and the Official Plans as referred to in Section 45 of The Planning Act, 1990.
3. The Committee, having regard to the evidence, is satisfied that there will be no adverse impact on any of the neighbouring lands.
4. The submissions made regarding this matter affected the decision by supporting the granting of the application.

DATED AT HAMILTON, July 28, 2022.

D. Smith (Chairman)

B. Charters

M. Switzer

L. Gaddy

T. Lofchik

N. Mleczko

D. Serwatak

NOTES:

1. THE LAST DATE ON WHICH AN APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT) MAY BE FILED IS **August 17, 2022**
2. **This decision is not final and binding unless otherwise noted.**

DOMINION OF CANADA)
)
)
Province of Ontario)
)
)
)
)

**IN THE MATTER OF Official Plan
Amendment No. 202 (By-law No. 24-050)
AND IN THE MATTER OF Sections 17(22)
of the *Planning Act*, R.S.O. 1990, c. P.13.
Low Density-Residential Zones**

TO WIT:

I, Lisa Kelsey, Legislative Coordinator, City Clerk's Office, of the City of Hamilton, DO SOLEMNLY DECLARE:

1. That Notice of a Public Meeting for the purpose of informing the public in respect of the Low Density-Residential Zones Policies in Secondary Plans was given on the 2nd day of February, 2024, by being published in the Hamilton Spectator, as prescribed by law.
2. That By-law No. 24-050, being Urban Hamilton Official Plan Amendment 202 was adopted by the City of Hamilton on the 10th day of April, 2024.
3. That written Notice of Adoption of the said plan was given in accordance with Section 17(23) of the *Planning Act* on the 19th day of April, 2024.
4. That a Notice of Appeal was filed under Section 17(24) of the *Planning Act* on the 9th day of May, 2024, being twenty days from the day of the notice given of the adoption of the said plan; and that said appeal was withdrawn on May 15, 2024.
5. That, in accordance with Sections 17(29.2) and (30)(a) and (b) of the *Planning Act*, I verily believe that the plan is deemed to come into effect on the 15th day of May, 2024, being the day the last appeal was withdrawn.

AND I MAKE THIS solemn Declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Evidence Act*.

DECLARED before me at the
City of Hamilton
this 21st day of June, 2024

)

)



A Commissioner, etc.

CI-22-G
Tamara Kathleen Bates,
a Commissioner, etc.,
Province of Ontario, for the City of Hamilton.
Expires August 8, 2025

Authority: Item 4, Planning Committee Report 24-003 (PED22154(a))
CM: March 27, 2024 Ward: City Wide
Written approval for this by-law was given by Mayoral Decision MDE-2024 10
Dated April 10, 2024

Bill No. 050

CITY OF HAMILTON

BY-LAW NO. 24-050

To Adopt:

**Official Plan Amendment No. 202 to
the Urban Hamilton Official Plan**

Respecting:

**Low Density Residential Policies in
Secondary Plans**

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 202 to the Urban Hamilton Official Plan consisting of Appendix "A", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 10th day of April, 2024.



**A. Horwath
Mayor**



**J. Pilon
Acting City Clerk**

Urban Hamilton Official Plan Amendment No. 202

The following text constitutes Official Plan Amendment No. 202 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is:

- To establish a policy within Volume 2, to allow certain Low Density Residential policies of Volume 1 to take precedence over certain Low Density Residential policies in secondary plans for the purposes of permitted density ranges, built form, and height.
- To establish a policy within Volume 1 to require the Neighbourhood Infill Design Guidelines be evaluated when considering an application for residential intensification for permitted low density residential uses.

2.0 Location:

The lands affected by this Amendment are located within certain Secondary Plan areas in the former municipalities of Ancaster, Flamborough, Glanbrook, Hamilton, and Stoney Creek.

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment provides consistency between the policies of the Urban Hamilton Official Plan and the implementation of new Low Density Residential zoning with expanded permissions as it applies to lands within certain secondary plans.
- The Amendment implements the objectives of the Urban Hamilton Official Plan to provide a range and mix of housing types and assists in achieving residential intensification goals.
- The proposed Amendment is consistent with the Provincial Policy Statement,

2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Text

4.1.1 Chapter B – Communities

a. That Volume 1: Chapter B – Communities, Section 2.4 – Residential Intensification, Policy B.2.4.2.2 be amended by:

- i) deleting the "and," in Policy B.2.4.2.2 i);
- ii) deleting the period at the end of Policy B.2.4.2.2 j) and replacing it with "and,"; and,
- iii) by adding new Policy B.2.4.2.2 k) as follows:

"k) for uses permitted in Volume 1 Policy E.3.4.3, the ability to meet the Neighbourhood Infill Design Guidelines."

4.2 Volume 2 – Secondary Plans

Text

4.2.1 Chapter B – Secondary Plans – Section B.1.0 – General Policies

a. That Volume 2: Chapter B – Secondary Plans - Section B.1.0 – General Policies be amended by adding Policies B.1.5 a), b), and c) as follows:

"B.1.5 a) Notwithstanding Policies B.1.2, B.1.5, and the policies contained in Sections B.2.0 to B.7, and Volume 1 Policy F.1.2.2, for all lands designated Low Density Residential 1, 1a, 1b, 2, 2a, 2b, 2e, and 2f on the land use plans appended to each secondary plan area, and for lands designated Low Density Residential 3 on Map B.6.6-1 Strathcona Secondary Plan: Land Use Plan, Policies E.3.4.3, E.3.4.4, and E.3.4.5 of Volume 1 shall apply for the purposes of permitted density ranges, built form, and height.

b) Policy B.1.5 a) shall not apply to the following:

- i) Section B.4.4 – Waterdown Community Node Secondary Plan;
- ii) Policy B.5.3.8. – Area Specific Policies in the North-West Glanbrook Secondary Plan;
- iii) Policy B.5.4.11.10 – Site Specific Policy – Area J in the Mount Hope Secondary Plan; and,
- iv) Section B.7.4 – Fruitland-Winona Secondary Plan.


b) An enacted Zoning By-law Amendment shall be required to give effect to Section B.1.5 a) and b)."


5.0 Implementation:

An implementing Zoning By-law Amendment will give effect to the intended permissions on the subject Secondary Plan lands.

This Official Plan Amendment is Schedule "1" to By-law No. 24-050 passed on the 10th day of April, 2024.

**The
City of Hamilton**


A. Horwath
Mayor



J. Pilon
Acting City Clerk



Hamilton

Committee of Adjustment

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

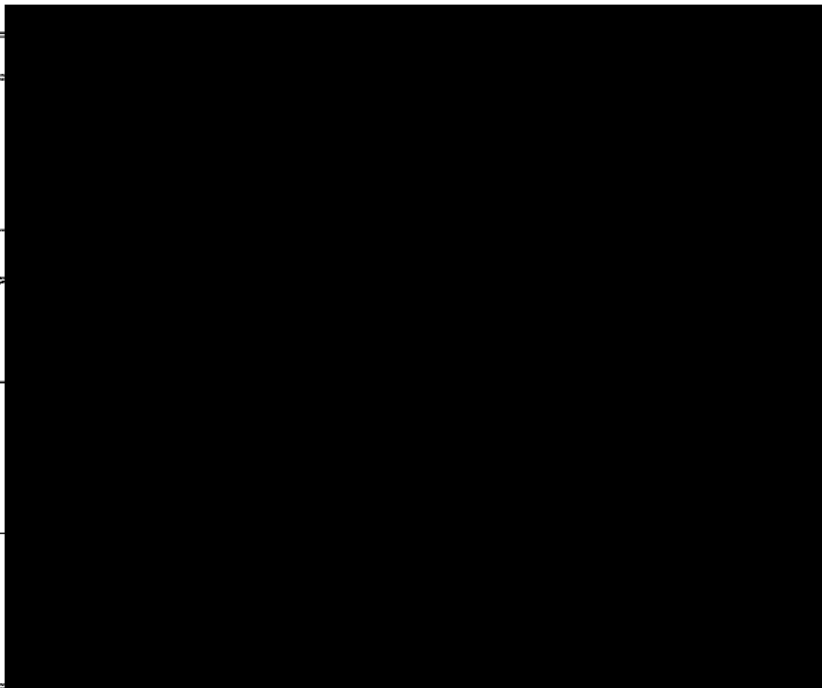
Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

**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)	retained } Andrew D.G. McAllister severed } Blair Fleming + Jennifer Michelle Legare
Applicant(s)**	AMY TALUKDER + JEFF JANSEN of JANSEN CONSULTING
Agent or Solicitor	Agent is applicant



*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	137 PETER ST.		
Assessment Roll Number	25 18 010 104 51650 0000		
Former Municipality	CITY OF HAMILTON		
Lot	12 PT.	Concession	
Registered Plan Number	57	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:

SEVERED LOT TO REMAIN IN BLAIR FLEMING + JENNIFER LEGARE'S NAME.

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:	LANDS TO BE RETAINED	LANDS TO BE SEVERED			
Type of Transfer	N/A				
Frontage	8.20 M	7.81 M			
Depth	15.76 M	16.29 M			
Area	132.5 M ²	139.7 M ²			
Existing Use	RESIDENTIAL SFD	RES →			
Proposed Use	RESIDENTIAL SEMI-DET.	RESIDENTIAL SEMI-DET.			
Existing Buildings/ Structures	1-STORY DWELLING →				
Proposed Buildings/ Structures	3-STORY SEMI-DETACHED DWELLING	3-STORY SEMI-DETACHED DWELLING	→ BOTH APPROVED W/ BUILDING PERMIT # 22-119120-00-R9 + # 23-132351-00-R9 + # 23-132345-00-R9		
Buildings/ Structures to be Removed	1-STORY DWELLING →		APPROVED W/ DEMOLITION PERMIT # 22-119257-00- DP DP		

* Additional fees apply.

4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

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

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

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

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

- | |
|--|
| <input checked="" type="checkbox"/> publicly owned and operated sanitary sewage system |
| <input type="checkbox"/> privately owned and operated individual septic system |
| <input type="checkbox"/> other means (specify) |

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

- | | | | |
|---|---|---|--|
| <input checked="" type="checkbox"/> electricity | <input checked="" type="checkbox"/> telephone | <input 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?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) LOW DENSITY RESIDENTIAL 3

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

THIS APPLICATION CONFORMS TO THE OFFICIAL PLAN BECAUSE ONLY 1 DWELLING UNIT IS PROPOSED PER LOT, MAINTAINING LOW DENSITY.

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" DISTRICT - URBAN PROTECTED RESIDENTIAL

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

5.4 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?

Yes No Unknown

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

HM/A-21:51 - APPROVED + HM/A-22:213 - APPROVED (BOTH MV)

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"/>	N/A
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	
A provincially significant wetland within 120 metres	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	

6 HISTORY OF THE SUBJECT LAND

- 6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?
 Yes No Unknown

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

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

N/A

- 6.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land?
 Yes No

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

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

2015

- 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)

BUILDING STRONGER COMMUNITIES BY PROVIDING MORE SAFE HOUSING + PROVIDING SIMILAR TYPE OF HOUSING THAT EXISTS ON ST.

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

YES, INCREASE HOUSING PROVIDED IN ONTARIO.

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

YES, PROVIDES MORE AFFORDABLE HOUSING TO FAMILIES IN THE AREA.

- 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 N/A

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 N/A

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 N/A

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.

0.4 Description of farm consolidation property:

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

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

0.5 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: _____

0.7 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
- _____
- _____