



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
Minor Variance

You are receiving this notice because you are either:

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

APPLICATION NO.:	SC/B-23:87	SUBJECT PROPERTY:	218 Fruitland Road, Stoney Creek
-------------------------	-------------------	--------------------------	----------------------------------

APPLICANTS: Owner: 218 Fruitland Inc. c/o Nik Miskovic
Agent: A.J. Clarke and Associates Ltd. (Stephen Fraser, MCIP, RPP)

PURPOSE & EFFECT: To permit the conveyance of a parcel of land to be added to property known municipally as 212 Fruitland Road.

	Frontage	Depth	Area
SEVERED LANDS:	N/A m [±]	136.64 m [±]	3,557.8 m ^{2±}
RETAINED LANDS:	26.12 m [±]	42.67 m [±]	1,111.0 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, September 10, 2024
TIME:	1:50 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:

- Visit www.hamilton.ca/committeeofadjustment

SC/B-23:87

- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

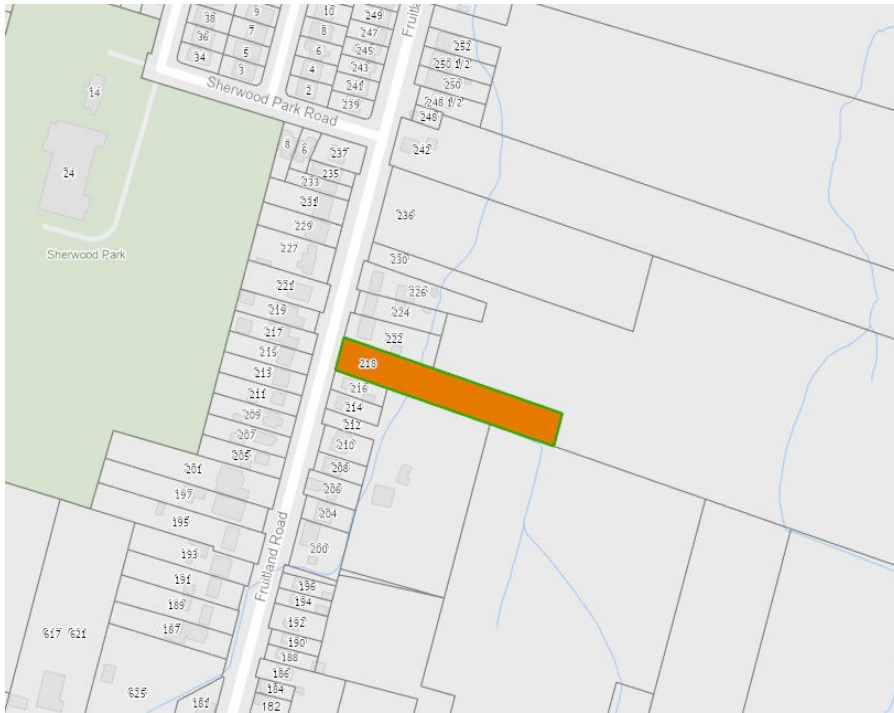
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon **September 6, 2024**

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 **September 9, 2024**

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding SC/B-23:87, 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: August 22, 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, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

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.

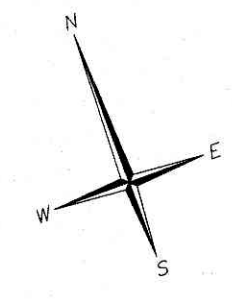
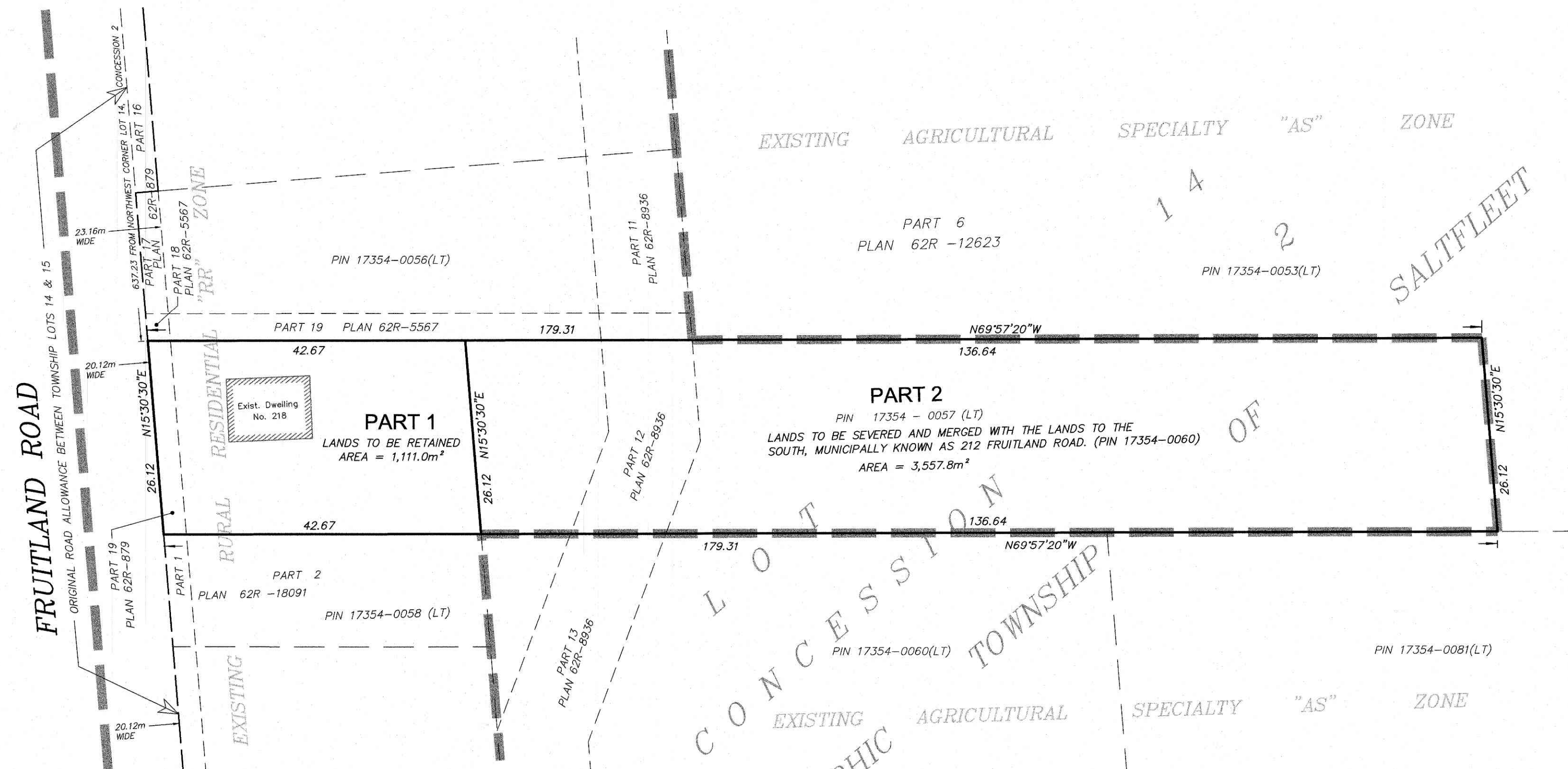
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

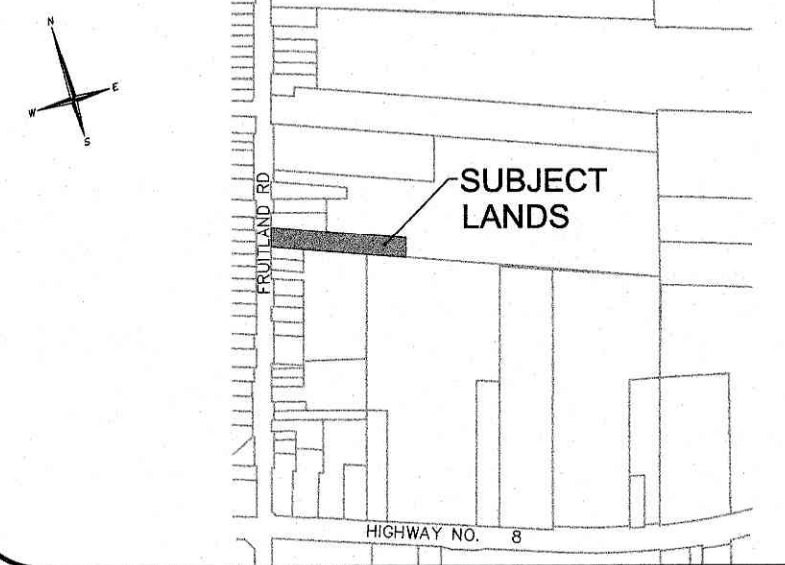
Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than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

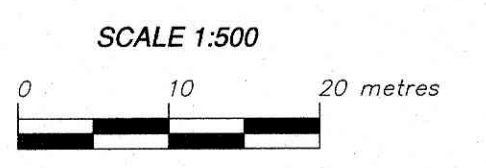
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly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



KEY PLAN
N.T.S.



SKETCH FOR CONSENT TO SEVER
218 FRUITLAND ROAD
CITY OF HAMILTON
(STONEY CREEK)



THE ABOVE NOTED LANDS ARE LEGALLY DESCRIBED AS: PART OF LOT 14, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF SALTFLEET.

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

NOTE:
THE BOUNDARIES AND MEASUREMENTS SHOWN ON THIS SKETCH ARE APPROXIMATE, COMPILED FROM PLANS ON FILE IN OUR OFFICE AND IS NOT BASED ON A FIELD SURVEY.

THIS SKETCH IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY OR CERTIFIED DIGITAL COPY ISSUED BY THE SURVEYOR

THIS SKETCH IS PREPARED TO ACCOMPANY AN APPLICATION TO THE LAND DIVISION COMMITTEE REQUESTING A GRANT OF SEVERANCE AND IS NOT INTENDED FOR REGISTRATION.

CAUTION:
THIS IS NOT A PLAN OF SUBDIVISION AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.



JUNE 18, 2024
DATE

CONSENT SCHEDULE

PART 1 (LANDS TO BE RETAINED) AREA=1,111.0m²
PART 2 (LANDS TO BE SEVERED AND MERGED WITH PIN 17354-0060) AREA=3,557.8m²

LEGEND

DENOTES ZONING LIMITS

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: ajc@ajclarke.com



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

City of Hamilton Planning and Development
City Hall 5th Floor
71 Main St W, Hamilton, ON
L8P 4Y5

August 1, 2024

Attn: Ms. Jamila Sheffield
Secretary Treasurer, Committee of Adjustment
Jamila.Sheffield@hamilton.ca

Re: 218 Fruitland Road, Stoney Creek – Severance Application Submission

Dear Madam:

A.J Clarke and Associates Ltd. has been retained by 218 Fruitland Inc., care of Nik Miskovic, for the purposes of submitting the enclosed Severance Application submission.

The subject lands are designated “Neighbourhoods” on Schedule E-1 of the Urban Hamilton Official Plan and are further designated as “Low Density Residential 2”, “Low Density Residential 3” and a sliver of the rear lands are designated as “Neighbourhood Park” as per Map B.7.4-1 of the Fruitland-Winona Secondary Plan. The subject lands are zoned “RR – Rural Residential” in the City of Stoney Creek Zoning By-law 3692-92. The lands are currently occupied by one single-detached dwelling. The intent is to consolidate part 2 on the submitted and revised sketch with 212 Fruitland Road.

With respect to the relevant questions within section 7 of the application form, the following is provided:

“Is this application consistent with the Policy Statements issued under subsection “2” of the Planning Act?”

The proposed development has sufficient regard for the matters of provincial interest outlined in subsection 2 of the Planning Act.

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

This property is appropriate for future development as it is within a settlement area as defined in the PPS, and settlement areas shall be the focus of growth. The subject lands are also within the built-up area and the proposed consent application will facilitate compatible residential intensification through infill development on full municipal water and wastewater services, and with frontage on a municipal road. It will also enable land assembly for the greater area within Block 1 of the Fruitland-Winona Secondary Plan. As such, this application is consistent with the PPS (2020).

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



The Growth Plan (2019) stresses the importance of optimizing the existing supply of land already within the built-up area for urban development (intensification) within the Greater Golden Horseshoe to avoid over-designating new land for future urban development. The proposal conforms to the Growth Plan as it will optimize the use of existing infrastructure to support growth in a compact, compatible, and efficient form.

I trust that you will find the enclosed satisfactory for your purposes. Please confirm receipt of this submission and we look forward to being scheduled for the next available Committee of Adjustment hearing date. If you have any questions or require additional information, please do not hesitate to contact this office.

Yours truly,

Stephen Fraser, MCIP, RPP
Principal, Planner
A.J. Clarke and Associates Ltd.

Copy via email: Nik Miskovic
nik@warmhomes.ca



Nancy Smith
25 Main St W, Suite 2010
Hamilton Ontario L8P 1H1
Tel:905 529 3476 (905 LAW-FIRM)
nsmith@tmalaw.ca

July 12, 2024

VIA EMAIL

Attn: Monir Moniruzzaman
Manager Development Engineering
City of Hamilton
71 Main Street West
Hamilton, Ontario
L8P 4Y5

Dear Mr. Moniruzzaman,

Re: Consent to Sever Application (City File: SC/B-23:87)
218 Fruitland Road, Stoney Creek

We represent 218 Fruitland Inc. (“**Owner**”), owner of 218 Fruitland Road, Stoney Creek (“**Subject Lands**”). On November 23, 2023, the Owner submitted an application for severance of the Subject Lands (“**Application**”) to the City of Hamilton’s Committee of Adjustment (“**Committee**”). The intent of the Application is to consolidate part 2 on the attached sketch with 212 Fruitland Road (“**Receiving Lands**”) to the south of the Subject Lands.

The Application was to be heard by the Committee on January 18, 2024. Prior to the hearing date, our client received comments from City and Hamilton Conservation Authority (“**HCA**”) staff recommending denial (or tabling, in the case of HCA) of the Application given concerns that the Application is premature as the Block 1 Servicing Strategy (“**Servicing Strategy**”) has not yet been approved by the City. At our client’s request, the hearing of the Application was postponed to allow for further discussions with staff.

THE BLOCK 1 SERVICING STRATEGY

As you are aware, the Subject Lands are identified as part of the Block 1 Servicing Strategy Area in the Fruitland-Winona Secondary Plan (“**FWSP**”). The Servicing Strategy is being prepared by the landowners’ group for Block 1 (“**Landowners’ Group**”), as permitted by policy 7.4.14.1e) of the FWSP. As part of the Servicing Strategy, a creek (Watercourse 5.0) that runs through both the Subject Lands and the Receiving Lands, is to be re-channelized. The Landowners’ Group submitted a draft Servicing Strategy for approval on April 25, 2024. The City has yet to approve the Servicing Strategy.

Nancy Smith Professional Corporation

TMA LAW

THE APPLICATION

Our client owns the Subject Lands. 2261305 Ontario Inc. (“226”) owns the Receiving Lands. The intent of the Application is to consolidate the rear portion of the Subject Lands (Part 2 on the attached sketch) (“Severed Lands”) with the Receiving Lands. The severance will facilitate a land assembly of the Severed Lands so that they are transferred from the current owner and merged with other lands owned by the Landowners’ Group. The western limit of the Severed Lands represents the western limit of the creek channel design reflected in the submitted Servicing Strategy, which is the preferred location from the City’s perspective. This severance will facilitate the completion of the Servicing Strategy by having the Severed Lands in the ownership of the Landowners’ Group.

We note that previously, the Application involved the severance of a second lot in order to create two residential lots fronting Fruitland Road. The Owner no longer seeks to create this second residential lot.

SEVERANCE CAN BE COMPLETED BEFORE APPROVAL OF SERVICING STRATEGY

We understand from our client that it is staff’s position the approval of the Application at this time would be premature as the west limit of the creek channel may change once the Servicing Strategy is approved and finalized. We disagree. The approval of the Application will create a new property boundary between the Owner and 226. Once the Servicing Strategy is approved, the precise channel limits will be determined. We are confident that this limit will be within the consolidated parcel. If it is not, however, it doesn’t matter. The precise channel limits will be delineated as a Block on the future registered draft plan. That draft plan will establish the property boundary. If the draft plan and channel block require more of the Subject Lands, the Owner will be a signatory to the draft plan registration process. The M Plan will establish the property boundary. The primary objective of the application is to assemble the severed lands to enable the Landowners’ Group to own and better control the ultimate creek location.

It is our legal opinion that if the western limit of the creek channel, as proposed in the submitted Servicing Strategy, changes slightly in the future, a change to the western limit of the Severed Lands can be achieved through the future draft plan.

Given the foregoing, we ask that staff reconsider its view on prematurity and provide support for the Application. Should you have any questions or require any additional information, please do not hesitate to contact the undersigned.

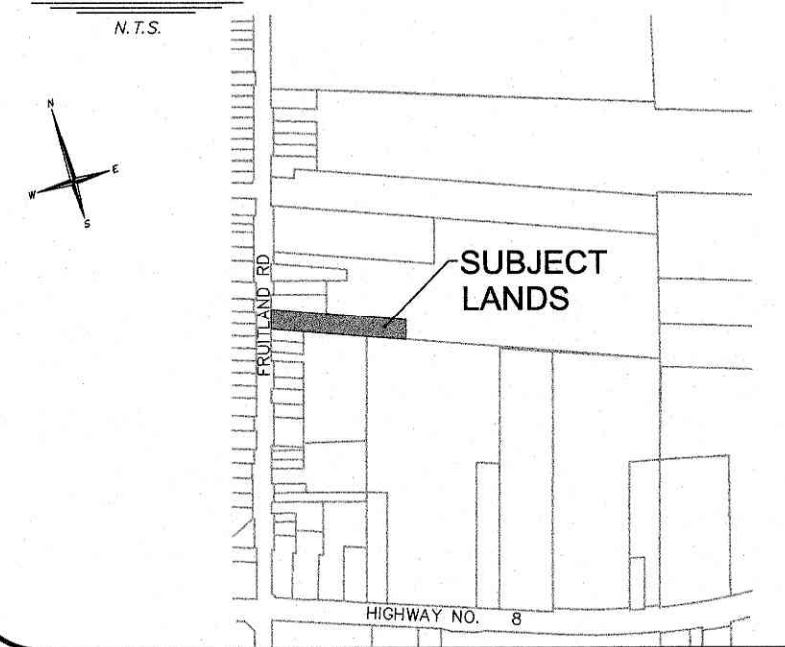
Yours truly,



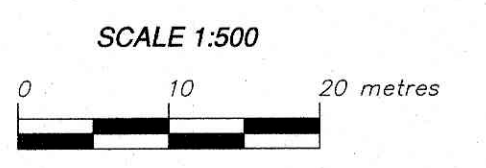
Nancy Smith

NS/ls

KEY PLAN



SKETCH FOR CONSENT TO SEVER
218 FRUITLAND ROAD
CITY OF HAMILTON
(STONEY CREEK)



THE ABOVE NOTED LANDS ARE LEGALLY DESCRIBED AS: PART OF LOT 14, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF SALTFLEET.

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

NOTE:
THE BOUNDARIES AND MEASUREMENTS SHOWN ON THIS SKETCH ARE APPROXIMATE, COMPILED FROM PLANS ON FILE IN OUR OFFICE AND IS NOT BASED ON A FIELD SURVEY.

THIS SKETCH IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY OR CERTIFIED DIGITAL COPY ISSUED BY THE SURVEYOR

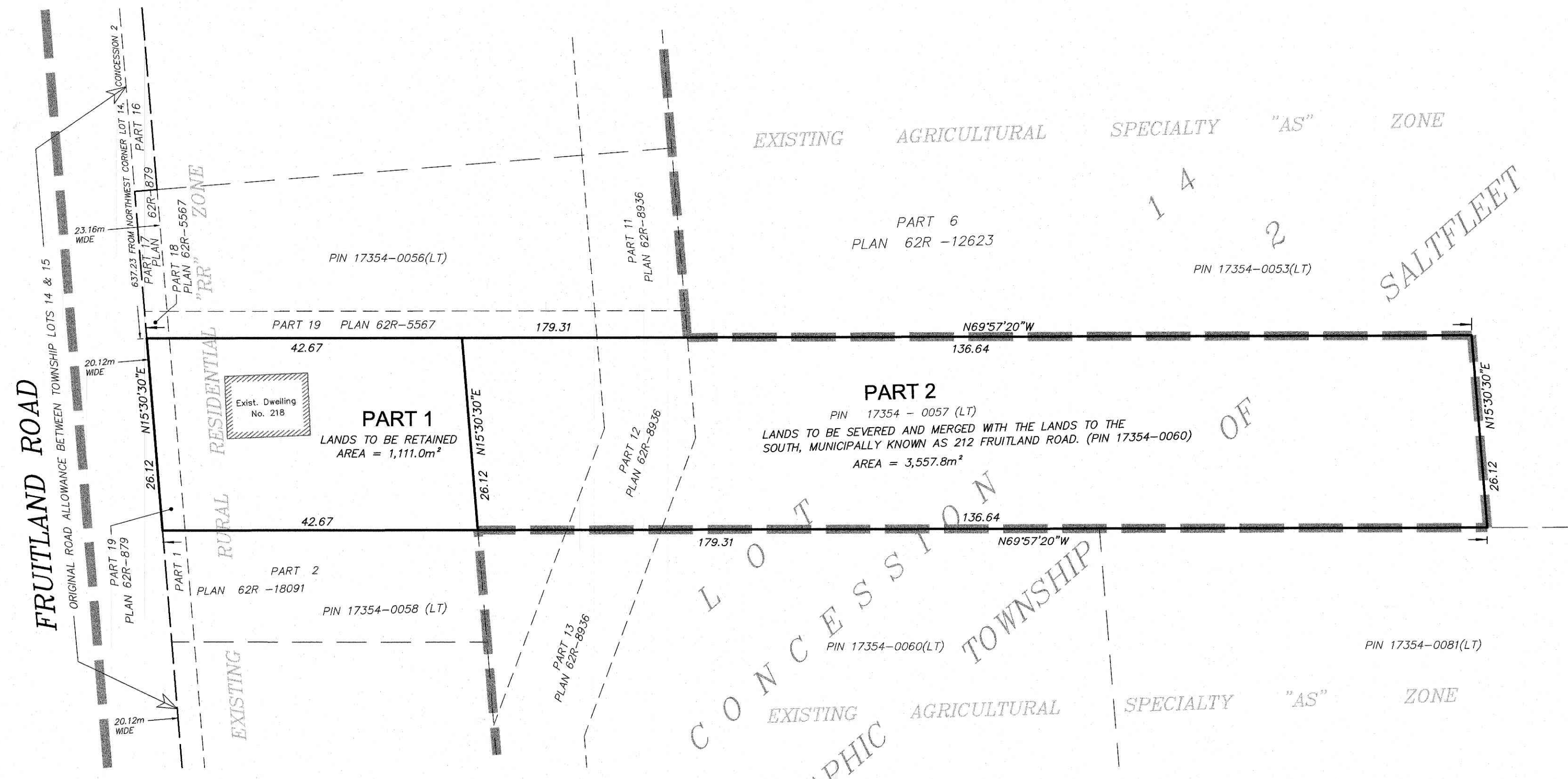
THIS SKETCH IS PREPARED TO ACCOMPANY AN APPLICATION TO THE LAND DIVISION COMMITTEE REQUESTING A GRANT OF SEVERANCE AND IS NOT INTENDED FOR REGISTRATION.

CAUTION:
THIS IS NOT A PLAN OF SUBDIVISION AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.



JUNE 18, 2024
DATE

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: ajc@ajclarke.com



CONSENT SCHEDULE

PART 1 (LANDS TO BE RETAINED)	AREA=1,111.0m ²
PART 2 (LANDS TO BE SEVERED AND MERGED WITH PIN 17354-0060)	AREA=3,557.8m ²

LEGEND
--- DENOTES ZONING LIMITS

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

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

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Purchaser*		
Registered Owners(s)	218 Fruitland Inc. (c/o Nik M	
Applicant(s)**	Same as owner	
Agent or Solicitor	A. J. Clarke and Associates	

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

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

1.2 All correspondence should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.3 Sign should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.4 Request for digital copy of sign Yes* No

If YES, provide email address where sign is to be sent _____

1.5 All correspondence may be sent by email Yes* No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	218 Fruitland Road		
Assessment Roll Number			
Former Municipality	Stoney Creek (Saltfleet)		
Lot	Pt. of lot 14	Concession	2
Registered Plan Number		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)
(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:

Part 2 on attached severance sketch will eventually be transferred to Fruitland Landowners Gi

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

Part 2 on severance sketch to be added to 212 Fruitland Road.

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:	Part 1	Part 2			
Type of Transfer	N/A	sale/conveyance			
Frontage	26.12m	N/A			
Depth	42.67m	+/-136.64m			
Area	+/-1,111.0m ²	+/-3,557.8m ²			
Existing Use	residential	residential/vaca			
Proposed Use	residential	vacant			
Existing Buildings/ Structures	single-detached dwelling	None			
Proposed Buildings/ Structures	single-detached dwelling	N/A at this time			
Buildings/ Structures to be Removed	N/A	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 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 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?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods - Sch E-1

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

Please see attached cover letter.

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

Yes No Unknown

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

5.3 What is the existing zoning of the subject land? RR - Rural 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.

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"/>	+/-50m
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 checked="" type="checkbox"/>	HCA regulated area ar
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	multiple uses exist aloi
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.

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 June 2023

6.5 Does the applicant own any other land in the City? Yes No

If YES, describe the lands below or attach a separate page.

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)

Please see attached cover letter.

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

Yes No (Provide explanation)

Please see attached cover letter.

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

Yes No (Provide explanation)

Please see attached cover letter.

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
