



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-24:43</b>	<b>SUBJECT PROPERTY:</b>	110 Aeropark Boulevard, Glanbrook
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**APPLICANTS:** Owner / Applicant: 11035380 Canada Inc & Greycan 8 Properties Inc.  
Agent: WEBB Planning Consultants, c/o James Webb

**PURPOSE & EFFECT:** To permit the conveyance of a parcel of land containing an existing 1 storey warehouse building (to remain) and to retain a parcel of land containing an existing 1 storey warehouse building (to remain).

	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>
<b>SEVERED LANDS (Parts 6, 11, 14 &amp; 17):</b>	91.5 m <sup>±</sup>	112 m <sup>±</sup>	1.52 ha <sup>±</sup>
<b>RETAINED LANDS:</b>	250 m <sup>±</sup>	430 m <sup>±</sup>	22.7 ha <sup>±</sup>

Associated Planning Act File(s): GL/B-21:103, Aeropark Industrial Subdivision Plan 62M-1229, Site Plan SPA-20-060 for 110 Aeropark Boulevard & SPA-21-037 for 95 Aeropark Boulevard.

**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, August 20, 2024</b>
<b>TIME:</b>	<b>1:25 p.m.</b>
<b>PLACE:</b>	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>
	<b>To be streamed (viewing only) at <a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b>

## **B-24:43**

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)
- Visit Committee of Adjustment staff at 5<sup>th</sup> floor City Hall, 71 Main St. W., Hamilton

## **PUBLIC INPUT**

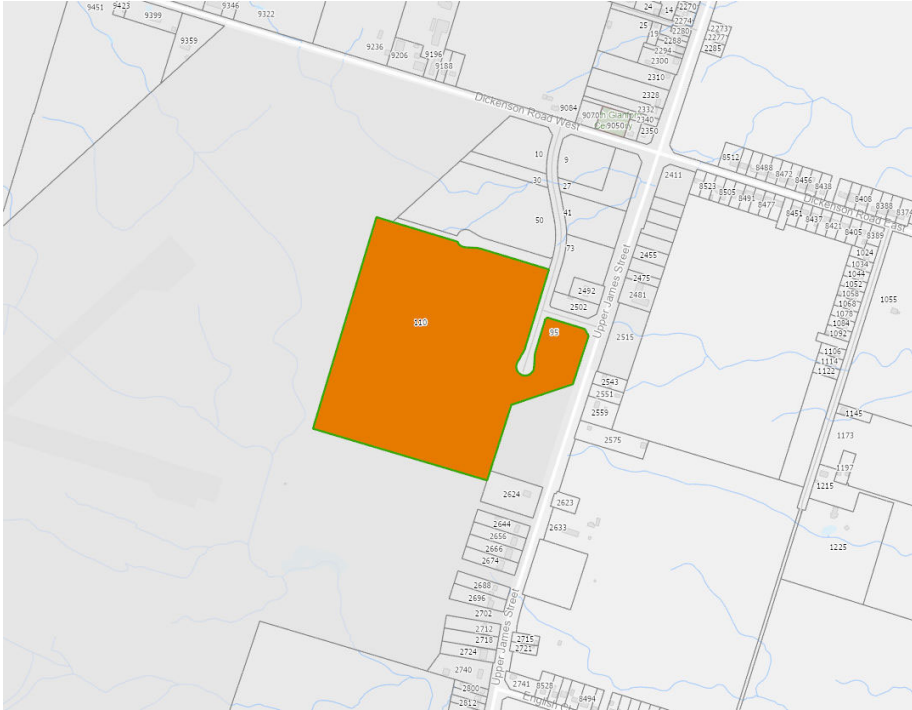
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon **August 16, 2024**

**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 19, 2024**

## **FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding B-24:43, 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.



 **Subject Lands**

DATED: August 1, 2024

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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

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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](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.

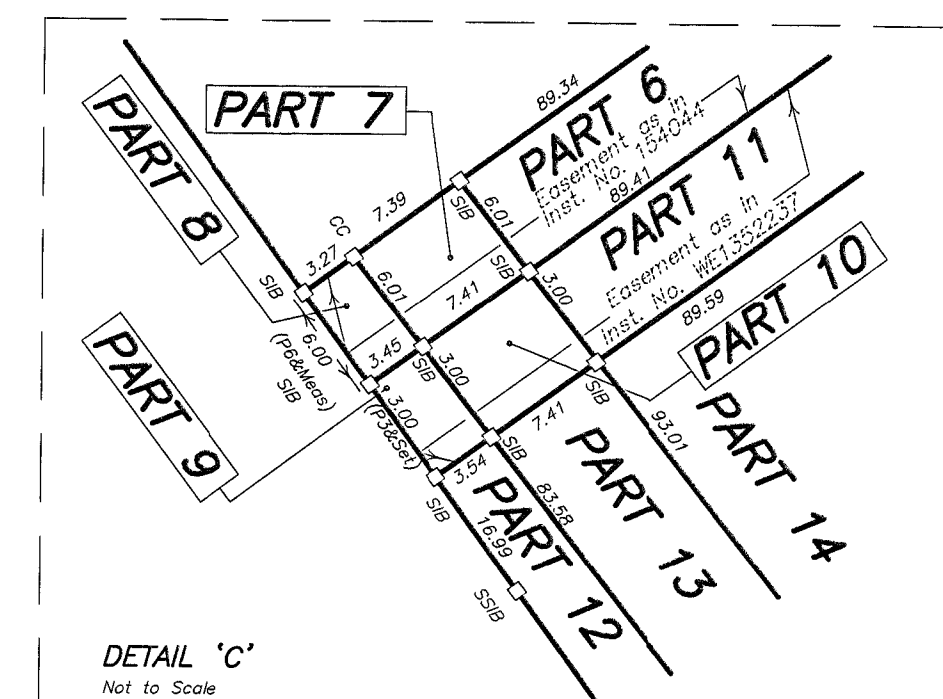
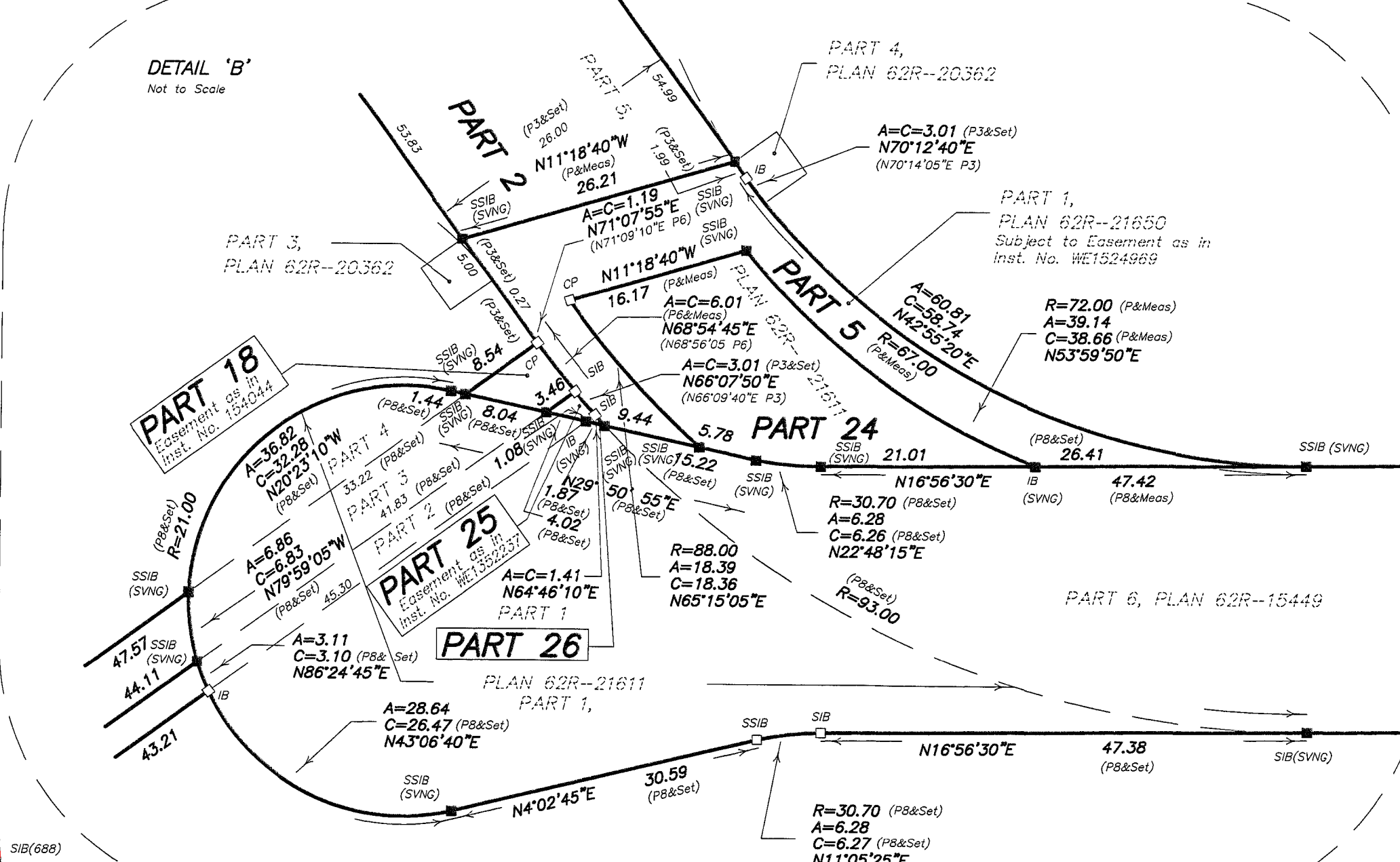
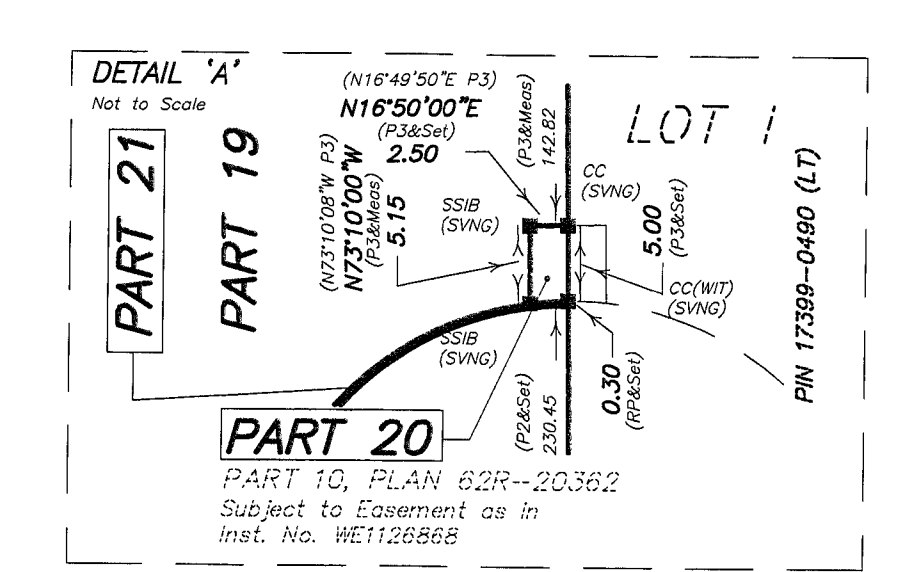
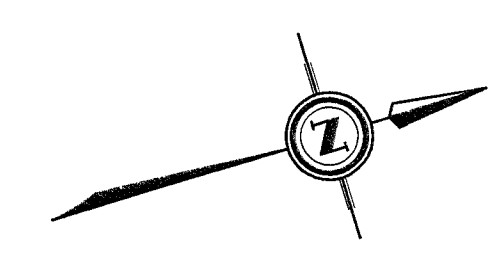
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

#### 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).

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.



**SCHEDULE**

PART	PART OF LOT	CONCESSION/PLAN	PART OF PIN
1			17399-0511 (LT)
2			17399-0512 (LT)
3			17399-0501 (LT)
4			17399-0478 (LT)
5			17399-0512 (LT)
6			
7			
8			
9			
10	5	CONCESSION 3	
11			
12			17399-0511 (LT)
13			
14			
15			
16			
17			
18			
19			
20			17399-0488 (LT)
21	BLOCK 7	PLAN 62M-1229	17399-0496 (LT)
22	WETENHALL COURT		17399-0500 (LT)
23			17399-0508 (LT)
24	5	CONCESSION 3	17399-0512 (LT)
25			
26			17399-0511 (LT)

PART 4 COMPRISES ALL OF PIN 17399-0478 (LT)  
 PARTS 19 AND 20 COMPRISES ALL OF PIN 17399-0488 (LT)  
 PART 21 COMPRISES ALL OF PIN 17399-0496 (LT)  
 PART 22 COMPRISES PART OF PIN 17399-0500 (LT)  
 PART 3 COMPRISES PART OF PIN 17399-0508 (LT)  
 PART 23 COMPRISES ALL OF PIN 17399-0508 (LT)  
 PARTS 1, 8 TO 18 (INCLUSIVE), 25 & 26 COMPRISES ALL OF PIN 17399-0511 (LT)  
 PARTS 2, 3 & 24 COMPRISES ALL OF PIN 17399-0512 (LT)  
 PART 4: SUBJECT TO EASEMENT AS IN INST. No. W4238143  
 PARTS 6, 7, 8 & 18: SUBJECT TO EASEMENT AS IN INST. No. 150444  
 PARTS 9, 10, 11 & 25: SUBJECT TO EASEMENT AS IN INST. No. W135237  
 PARTS 15, 16 & 17: SUBJECT TO EASEMENT AS IN INST. No. 8651 GLANBROOK (145)  
 PART 20: SUBJECT TO EASEMENT IN GROSS AS IN INST. No. W126866  
 PART 5: SUBJECT TO EASEMENT AS IN INST. No. W1524969

PLAN OF SURVEY OF  
**PART OF LOT 5**  
**CONCESSION 3**  
 (GEOGRAPHIC TOWNSHIP OF GLANFORD)  
**PART OF WETENHALL COURT**  
 (CLOSED BY BY-LAW W1379662)  
 AND  
**BLOCK 7 (0.30 RESERVE)**  
**REGISTERED PLAN 62M-1229**  
**CITY OF HAMILTON**

SCALE 1 : 1000  
 0 10 20 30 40 50 60 70 80 90 100 METERS  
**SPEIGHT, VAN NOSTRAND & GIBSON LIMITED**  
 ONTARIO LAND SURVEYORS

**BEARING / INTEGRATION NOTE**  
 BEARINGS ARE UTM (NAD83) GRID BEARINGS, DERIVED FROM SPECIFIED CONTROL POINTS (OSTRACOD AND OOSTROOK, UTM ZONE 17, CENTRAL MERIDIAN 81°30'W LONGITUDE 1983 ORIGINAL ADJUSTMENT).  
 SPECIFIED CONTROL POINTS (SCP's): UTM ZONE 17, CENTRAL MERIDIAN 81°W LONGITUDE AND 81 (CORE)  
 COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 216/10

POINT ID	NORTHING	EASTING
00578000	4781024.627	58094.644
00583004	4780931.738	58216.542

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.  
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999648.

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

**LEGEND**

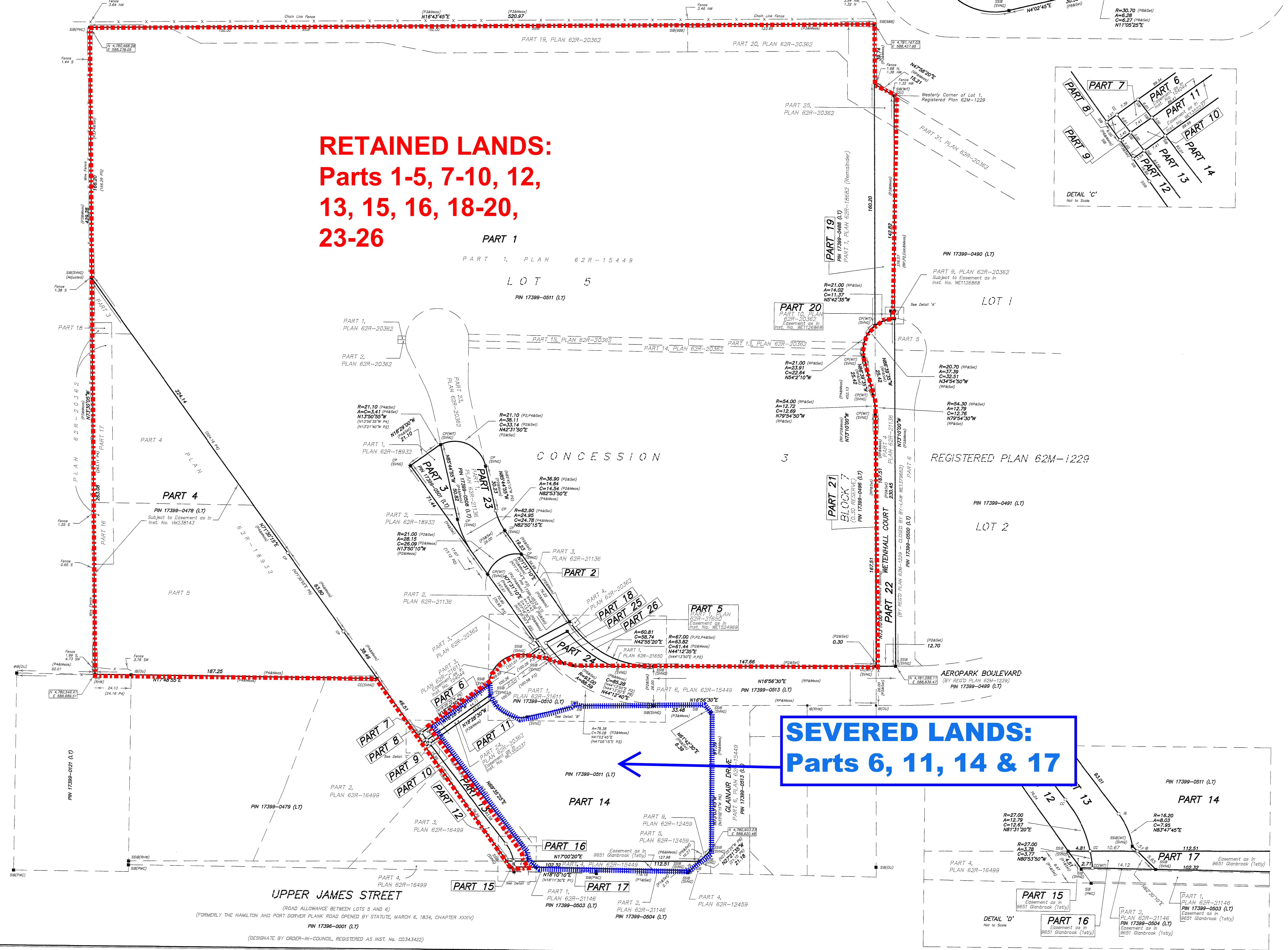
SYMBOL	DESCRIPTION
SM	SURVEY MONUMENT FOUND
SM*	SURVEY MONUMENT PLANTED
WIT	WITNESS MONUMENT
SRB	STANDARD IRON BAR
SB	SHORT STANDARD IRON BAR
IB	IRON BAR
C	CROSS
N,S,E,W	NORTH, SOUTH, EAST, WEST
SPVNG	SPEIGHT, VAN NOSTRAND AND GIBSON LIMITED, O.L.S.
PWC	PUBLIC WORKS CANADA
RMM	REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
CC	CHARLES COPPLAND, O.L.S.
OU	ORIGIN UNKNOWN
RSB	REGISTERED PLAN 62M-1229
DP1	DEPOSITED PLAN 62R-21650
DP2	DEPOSITED PLAN 62R-21146
DP3	DEPOSITED PLAN 62R-21136
DP4	DEPOSITED PLAN 62R-20362
DP5	DEPOSITED PLAN 62R-18932
DP6	DEPOSITED PLAN 62R-16489
DP7	DEPOSITED PLAN 62R-15448
DP8	DEPOSITED PLAN 62R-12459
DP9	DEPOSITED PLAN 62R-21811

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON AUGUST 8, 2023.

DATE: NOVEMBER 7, 2023  
 ADAM J. WERRELL  
 ONTARIO LAND SURVEYOR  
 THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-65279  
**SPEIGHT, VAN NOSTRAND & GIBSON LIMITED**  
 ONTARIO LAND SURVEYORS  
 750 OAKDALE ROAD, Units 80 & 86, TORONTO, ONTARIO M3N 2Z4  
 TEL: 416 749-7866 FAX: 416 749-7866  
 E-MAIL: toronto@svng.on.ca  
 DRAWN BY: F. P. B. JOB No.: 180-0300  
 CHECKED BY: D. A. W. / A. J. W. REF. No.: 1 - 62M-1229  
 FILE NAME: R1800300.DWG PLOTTED: NOV 7, 2023  
 PLOT SCALE: MET: 1=100

**RETAINED LANDS:**  
 Parts 1-5, 7-10, 12,  
 13, 15, 16, 18-20,  
 23-26

**SEVERED LANDS:**  
 Parts 6, 11, 14 & 17



PART 2, PLAN 62R-11334  
 PIN 17399-0480 (LT)

UPPER JAMES STREET  
 (ROAD ALLIANCE BETWEEN LOTS 5 AND 6)  
 (FORMERLY THE HAMILTON AND PORT DORVER PLANNED ROAD OPENED BY STATUTE, MARCH 6, 1834, CHAPTER XXXV)  
 (DESIGNATE BY ORDER-IN-COUNCIL, REGISTERED AS INST. No. C0343422)

AEROPARK BOULEVARD  
 (BY REGD PLAN 62M-1229)  
 PIN 17399-0489 (LT)



July 17, 2024

City of Hamilton  
Committee of Adjustment  
71 Main Street West  
Hamilton ON L8P 4Y5

Attention: Jamila Sheffield,  
Secretary Treasurer

Dear Ms. Sheffield,

**Re:** Application for Consent (Lot Creation)  
110 Aeropark Boulevard, Mt. Hope, City of Hamilton

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WEBB Planning Consultants are retained by the property owners, 11035380 Canada Inc. and Greycan 8 Properties Inc., to facilitate the municipal planning approvals required to develop the Aeropark Plan of Industrial Subdivision.

The Aeropark Industrial Subdivision is located within Hamilton's Airport Employment Growth District (AEGD) comprising a total area of some 38 hectares. The subdivision was initially granted Draft Plan Approval in September 2008 and has been developed in phases with the northerly lands Registered as Phase One in 2016 pursuant to Plan 62M-1229.

The remaining lands to south comprise approximately 24.6 hectares and have been developed with full municipal services with two large industrial building in place pursuant to approved by Site Plans SPA-20-060 for 110 Aeropark Blvd., and SPA-21-037 for 95 Aeropark Blvd.

Notwithstanding that the lands are within Phase Two of the Draft Approved Plan of Subdivision, the owners wish to proceed with an Application for Consent that will sever the parcel at 95 Aeropark Blvd. from the remaining lands. The Application to separate the parcel is necessary as the owners have entered into a purchase and sale agreement that has a short closing and necessitates an Application to the Committee of Adjustment.

The Planning Policy framework that has guided development of the lands is provided by the Airport Employment Growth District Secondary Plan and Zoning By-law No. 05-200.

The Airport Employment Growth District (AEGD) Secondary Plan was adopted by City Council in 2010 and subsequently approved by the OMB in February 2015. Comprising some 1200 hectares, the AEGD Secondary Plan establishes the planning framework to guide the development of a major business park which effectively integrates with and complements the John C. Monroe Hamilton International Airport.

According to the Land Use Plan for the AEGD, Map B.8-1 of the Secondary Plan, the subject lands are shown as being part of the Employment Area with the specific land use designation of Airport Prestige Industrial. These areas are to be planned to accommodate employment uses that will benefit from frontage on the existing and future roads within the AEGD and incorporate urban design treatments because of their visibility from major roads.

The existing use of the lands for warehousing with accessory administrative offices conforms with the permitted uses for the Airport Prestige Industrial designation. Further, approval of the development pursuant to the Application for Site Plan Approval has demonstrated compliance with the AEGD Urban Design and Environmental Guidelines, confirming a high standard for quality architectural design, landscaping, and measures to ensure sustainability.

The lands are presently Zoned as “M-11” – Airport Prestige Business Zone, according to Zoning By-law No. 05-200. The proposed warehouse and accessory industrial administrative offices are included as permitted uses. The approved Site Plan complies in all regards with the applicable Regulations of the “M-11” Zone including setbacks, building height and landscaping.

As illustrated by the attached Sketch Plan, the lands proposed to be severed front onto Aeropark Blvd and have the legal Description of Parts 6, 11, 14 & 17 of Plan 62R-22242. The retained lands represent the balance of the lot and are legally described as Parts 1 – 5, 7 – 10, 12, 13, 15, 16, 18 – 20, and 23 – 26 of Plan 62R-22242. The severed parcel has an area of 1.52 hectares, the retained lands have an area of 22.7 hectares.

The proposed severance has been considered having regard for the matters outlined in Section 51(24) of the Planning Act. It is our opinion that a Plan of Subdivision is not required for proper and orderly development as the lands abut an existing municipal street and appropriate municipal services were reviewed and approved pursuant to Site Plan Approval. As documented below, the proposal conforms to the Official Plan, full municipal services are available, there are no conflicts with natural or cultural heritage resources, or man-made hazards. It is our opinion that the proposal is consistent with the relevant sections of the Planning Act.

Policies for the Division of Land are outlined in Section F.1.14 of the Urban Hamilton Official Plan (UHOP). Specific to Lot Creation within Employment Designations, Consents for new lot creation for both the severed and retained lands for employment uses in the Employment designation shall be permitted provided the following conditions are met:

- a) The lots comply with the Policies of the Plan, including Secondary Plans where one exists;
- b) The lots are in conformity with the Zoning By-law or a minor variance is approved;
- c) The lots are fully serviced by municipal water and wastewater systems; and,

d) The lots have frontage on a public road.

We have considered these conditions and in our opinion the proposal conforms in all regards. The lands are appropriately designated for Employment purposes with corresponding Zoning under By-law No. 05-200. Full municipal services are available and the both the retained and the severed lands have frontage onto Aeropark Blvd, an existing public road.

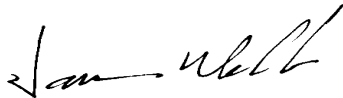
In keeping with the City's requirements for the submission of an Application for Consent, the following materials are enclosed:

- Completed Application form, executed by owners and commissioned;
- Application fee of \$3,360.00 payable to the City of Hamilton;
- Sketch Plan illustrating the lands to be severed and retained.

We trust that you will find the enclosed materials complete and suitable for the purpose of processing this Application for Consent. Please contact our office immediately should you have any questions or require additional information in support of this submission.

Yours truly,

**WEBB Planning Consultants Inc.**



James Webb, MCIP, RPP

cc: 11035380 Canada Inc. and Greycan 8 Properties Inc.,





Hamilton

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

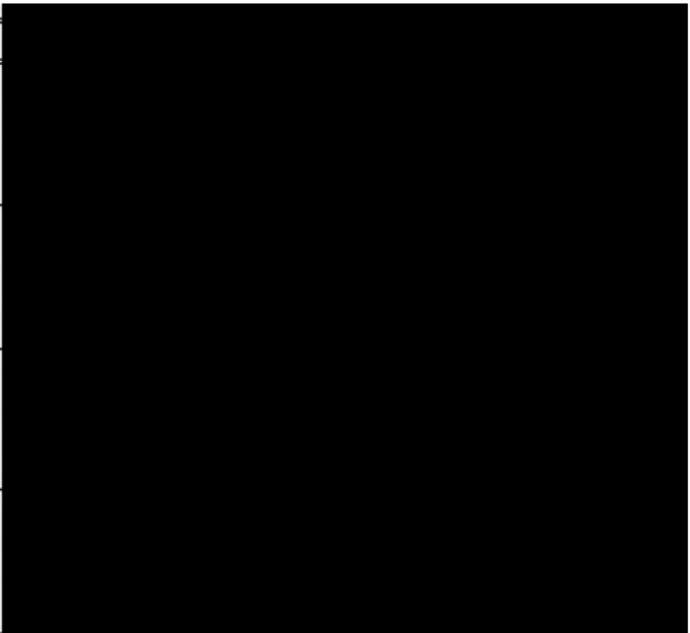
Phone: (905) 546-2424 ext. 4221  
Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**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*	TBD
Registered Owners(s)	11035380 Canada Inc. and Greycan 8 Properties Inc.
Applicant(s)**	Applicant Same as Owner
Agent or Solicitor	WEBB Planning Consultants, c/o James Webb



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

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

1.2 Primary contact  Purchaser  Owner  
 Applicant  Agent/Solicitor

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

1.4 Request for digital copy of sign  Yes\*  No  
If YES, provide email address where sign is to be sent

1.5 All correspondence may be sent by email  Yes\*  No  
If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type

In person  
 Cheque

Credit over phone\*

\*Must provide number above

## 2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	110 Aeropark Blvd, Glanbrook, City of Hamilton		
Assessment Roll Number			
Former Municipality	Glanbrook		
Lot	Part Lot 5	Concession	Con 3
Registered Plan Number		Lot(s)	
Reference Plan Number (s)	62R-22242	Part(s)	1-20, 23-26

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:

Easement in favour of City of Hamilton for storm sewer (Part 6, 7 & 8)

## 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:

TBD

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, 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:	Retained Lands	Pts 6,11,14,17			
Type of Transfer	N/A	new lot			
Frontage	250 m	91.5 m			
Depth	430m (irregular)	112m(irregular)			
Area	22.7h23:06	1.52 ha			
Existing Use	Warehouse	Warehouse			
Proposed Use	Warehouse	Warehouse			
Existing Buildings/ Structures	one storey bld, GFA 80283 m2	one storey bld, GFA 6916 m2			
Proposed Buildings/ Structures	no changes	no changes			
Buildings/ Structures to be Removed	N/A	N/A			

\* 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): N/A

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

Urban Hamilton Official Plan designation (if applicable) \_\_\_\_\_

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? \_\_\_\_\_

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)
<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 checked="" type="checkbox"/>	Warehousing
<b>An active railway line</b>	<input type="checkbox"/>	
<b>A municipal or federal airport</b>	<input checked="" type="checkbox"/>	John C. Munroe

## 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.

Draft Plan Approved

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- 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

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- 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.

Phase One of Subdivision Registered, plan 62M-1229

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

July 2018

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- 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.

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## 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)

Lands with urban area, fully serviced, facilitates employment, no natural/cultural heritage resources, no conflicts with sensitive land uses, supports strategic economic investments and competitiveness

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

Lands with urban area, fully serviced, facilitates employment, no natural/cultural heritage resources, no conflicts with sensitive land uses, supports strategic economic investments and competitiveness

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

Lands within Settlement Area Boundary, developed on basis of full municipal services. Located outside built-up area boundary and developed in keeping with Policies for Greenfield Areas, supports employment, transit routes have been modified to serve subject lands, no conflicts with natural or cultural heritage resources.

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- 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 <sup>2</sup> or ha):
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Existing Land Use(s): \_\_\_\_\_ Proposed Land Use(s): \_\_\_\_\_

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

Frontage (m):	Area (m <sup>2</sup> or ha):
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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)
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Front yard set back: \_\_\_\_\_

#### a) Date of construction:

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

#### b) Condition:

- Habitable       Non-Habitable

## 11 COMPLETE APPLICATION REQUIREMENTS

### 11.1 All Applications

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

### 11.2 Validation of Title

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

### 11.3 Cancellation

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

### 11.4 Other Information Deemed Necessary

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

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