



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-24:46</b>	<b>SUBJECT PROPERTY:</b>	9724 Twenty Road West, Glanbrook
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**APPLICANTS:** Owner: Henriqueta and Anthony Guagliano  
Agent: Landwise (formerly T. Johns Consulting Group) c/o Joe Gravina

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

	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>
<b>SEVERED LANDS:</b>	21.34 m <sup>±</sup>	60.94 m <sup>±</sup>	1,300 m <sup>2</sup> <sup>±</sup>
<b>RETAINED LANDS:</b>	21.34 m <sup>±</sup>	60.94 m <sup>±</sup>	1,300 m <sup>2</sup> <sup>±</sup>

Associated Planning Act File(s): A-24:182

**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, September 10, 2024</b>
<b>TIME:</b>	<b>2:00 p.m.</b>
<b>PLACE:</b>	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>
	<b>To be streamed (viewing only) at</b> <b><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b>

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

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Visit Committee of Adjustment staff at 5<sup>th</sup> floor City Hall, 71 Main St. W., Hamilton



**B-24:46**

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



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## PARTICIPATION PROCEDURES

### Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing [cofa@hamilton.ca](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.

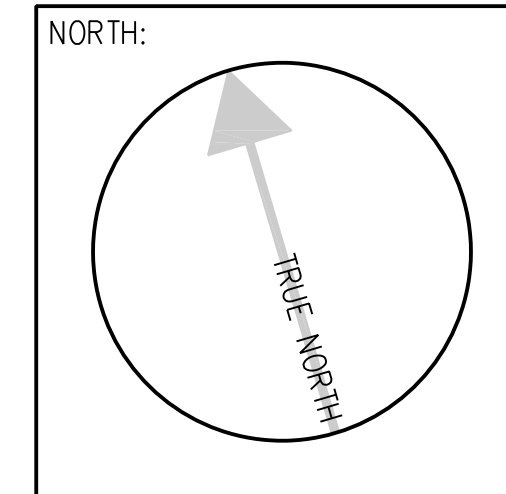
#### 2. In person Oral Submissions

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).

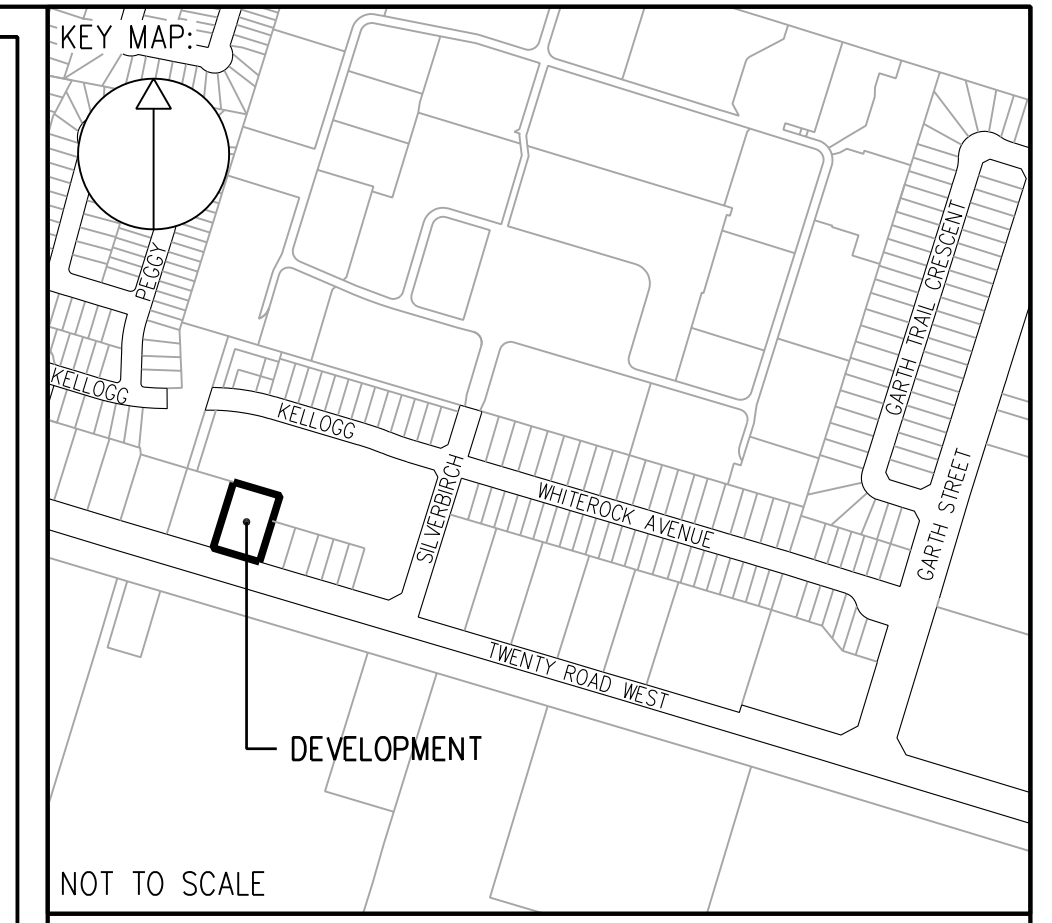
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly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

BLOCK 25  
25T-201505



ZONING CHART - GLANBROOK ZONING BY-LAW No.464.

DESCRIPTION	REQUIRED (ER ZONE)	PROPOSED	COMPLIANCE
MINIMUM LOT FRONTAGE	22.5 m	21.34 m	NO
MINIMUM LOT AREA	1390 sq.m.	1300 sq.m.	NO
MAXIMUM LOT COVERAGE	25 %	25 %	YES
MINIMUM FRONT YARD	9.0 m	10.0 m	YES
MINIMUM SIDE YARD	1.8 m	1.8 m	YES
MINIMUM REAR YARD	10.7 m	10.7 m	YES
MAXIMUM BUILDING HEIGHT	10.7 m	10.7 m	YES



NOT TO SCALE



BLOCK 22  
25T-201505  
DA-20-092

LOT 1  
25T-201505

MUN No. 9704  
PART 5,  
PLAN 62R-21803

BLOCK 27  
25T-201505

PART 2,  
PLAN 62R-17251

PART 9,  
PLAN 62R-19597

PART 4,  
PLAN 62R-17251

TWENTY ROAD WEST

FOR APPROVALS


1	NOT SUBMITTED	CC	1st SUBMISSION
No.	DATE	BY	REVISION

BENCHMARK:  
STATION: 00119643460  
TOWNSHIP: HAMILTON - WENTWORTH  
1 FOOT CONCRETE CYLINDER ON WEST  
SIDE OF HIGHWAY No.6, 0.7km SOUTH  
OF HIGHWAY No.53, OPPOSITE THE  
NORTH EDGE OF ALDERLEA AVENUE,  
21.3m SOUTH OF POWER POLE No.343,  
ON FENCE LINE 60cm SOUTH OF END  
POST. TABLET IN TOP OF CYLINDER.  
ORTHOMETRIC ELEV: 225.344m

STAMP:

CONSULTANT:  
**URBEX ENGINEERING LIMITED**  
161 REBECCA STREET  
HAMILTON ON L8R 1B9  
TEL 905-522-3328  
FAX 905-522-0452  
EMAIL info@urbex.biz

MUNICIPALITY:  
THE CITY OF HAMILTON  
**9724 TWENTY ROAD WEST**  
GLANBROOK, ONTARIO

CONCEPTUAL SEVERANCE SKETCH

FILE NAME:  
9724 TWENTY ROAD 00(severance plan).dwg

SCALE  
1:200

LAST SAVED BY:  
CHRIS CORSINI

SHEET No.: **01**



PLAN OF SURVEY  
OF PART OF  
**LOT 2**  
CONCESSION 1  
GEOGRAPHIC  
TOWNSHIP OF GLANFORD  
IN THE  
**CITY OF HAMILTON**

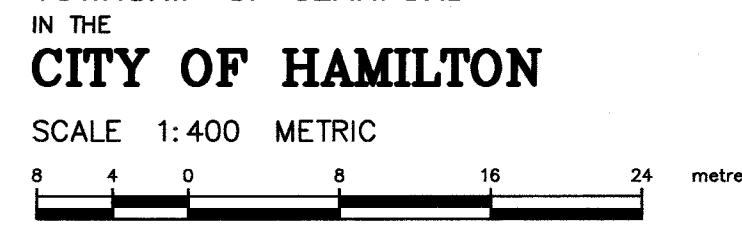
SCALE 1:400 METRIC

S.D. McLAREN, O.L.S. - 2013

WENTWORTH CONDOMINIUM  
PLAN 282  
BLOCK 18282

WENTWORTH CONDOMINIUM  
PLAN 205  
BLOCK 18205

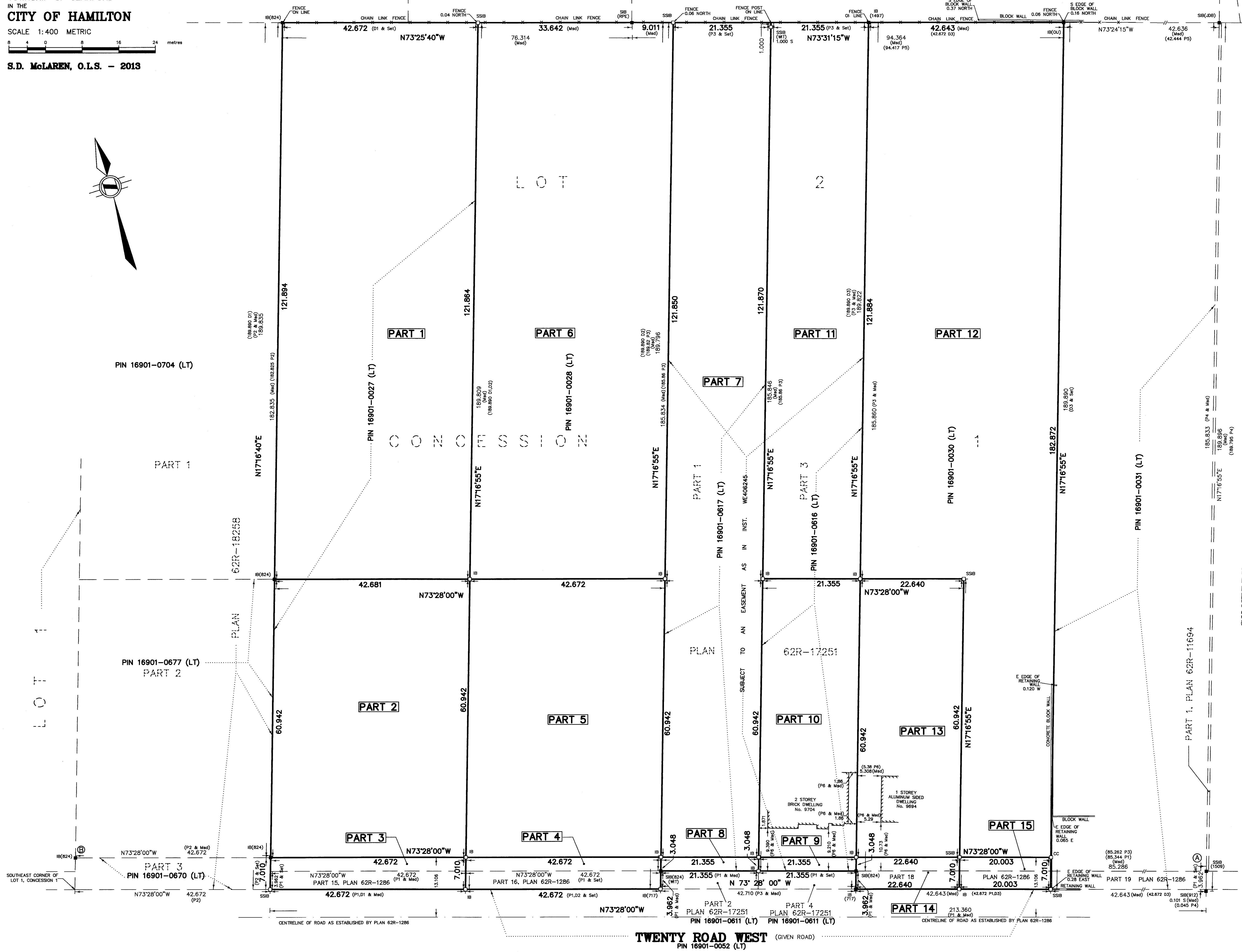
WENTWORTH CONDOMINIUM  
PLAN 194  
BLOCK 18194



SCHEDULE			
PART	LOT	CON	PIN
1			ALL OF PIN 16901-0027 (LT)
2			
3			
4			
5			ALL OF PIN 16901-0028 (LT)
6			
7	PART OF LOT 2	CONCESSION 1	ALL OF PIN 16901-0617 (LT)
8			ALL OF PIN 16901-0616 (LT)
9			ALL OF PIN 16901-0616 (LT)
10			ALL OF PIN 16901-0616 (LT)
11			ALL OF PIN 16901-0616 (LT)
12			
13			
14			ALL OF PIN 16901-0030 (LT)
15			

PLAN 62 R-19597  
RECEIVED AND DEPOSITED  
Date 2013-07-16  
C. JOHNSON  
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WENTWORTH (No. 62)  
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
Date JUNE 20, 2013  
S. DAN McLAREN, O.L.S.

PARTS 7, 8, 9, 10 AND 11 ARE SUBJECT TO AN EASEMENT AS IN INST. WE406245



- LEGEND:**
- DENOTES MONUMENT SET
  - IB IRON BAR
  - SB STANDARD IRON BAR
  - SSB SHORT STANDARD IRON BAR
  - CC CUT CROSS
  - 717 J.L. KOSWAY, O.L.S.
  - 824 A.T. McLAREN, O.L.S.
  - 912 A.L. CLARKE, O.L.S.
  - 1487 J.P. HOUNDS, O.L.S.
  - 1509 W.M. PENTON, O.L.S.
  - RPE PADI-PENTON & EDWARD, O.L.S.
  - JOB J.D. BARNES LIMITED
  - Mad MEASURED
  - P1 PLAN 62R-1286
  - P2 PLAN 62R-1286
  - P3 PLAN 62R-17251
  - P4 PLAN 62R-11694
  - P5 WENTWORTH CONDOMINIUM PLAN 194
  - P6 PLAN BY ASHENHURST & HOUNDS LIMITED DATED JUNE 20, 2008
  - P7 REGISTERED PLAN 62M-854
  - D1 INSTRUMENT W418415
  - D2 INSTRUMENT A8385180
  - D3 INSTRUMENT W421551

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (1997.0)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996624038

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (1997.0). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.R.C. 216/10

POINT ID	NORTHING	EASTING
ORP A	4783236.825	587544.106
ORP B	4783312.867	587799.642

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

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;  
2. THE SURVEY WAS COMPLETED ON THE 6th DAY OF JUNE, 2013.

DATE: JUNE 20, 2013  
S. DAN McLAREN, O.L.S.

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

**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: JB Checked: RBM Scale: 1:400 Dwg. No. 33863-R

August 6, 2024

*Via Digital Submission*

**ATTN:** Jamila Sheffield, Secretary-Treasurer

Committee of Adjustment  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON L8P 4Y5

**RE: 9724 Twenty Road West, Hamilton (Glancaster)  
Consent to Sever and Minor Variance Applications**

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Landwise (formerly T. Johns Consulting Group Ltd.) has been retained by Harmony on Twenty Properties Inc. to submit Consent to Sever and Minor Variance applications on their behalf for the lands municipally known as 9724 Twenty Road West in the City of Hamilton.

### **Site Description**

9724 Twenty Road West (“subject lands”) is situated north of Twenty Road West, between Garth Street and Glancaster Road. The subject lands are rectangular in shape with a lot area of  $\pm 0.26$ ha ( $\pm 0.64$ ac), 42.68m (140.03ft) of frontage on Twenty Road West, and a lot depth of 60.94m (199.93ft). The subject lands are currently occupied by a 2-storey single-detached dwelling with an attached garage.

### **Planning Status**

The *Urban Hamilton Official Plan* designates the subject lands “Neighbourhoods”. The *North-West Glanbrook Secondary Plan* designates the subject lands “Low Density Residential 2”. The subject lands are zoned “Existing Residential (ER) Zone” in the *Former Township of Glanbrook Zoning By-law No. 646*, which permits single-detached dwellings.

### **Proposed Development**

The Consent to Sever application is to create one (1) new lot fronting Twenty Road West to accommodate two (2) new single-detached dwellings. The existing single-detached dwelling is proposed to be demolished. To facilitate the two (2) lots, two (2) minor variances are requested to reduce the minimum lot frontage and minimum lot area. Please refer to Appendix ‘A’: Planning Rationale for more details.

**Consent to Sever and Minor Variance Applications Submission**

Landwise respectfully requests that this letter and enclosed documents be circulated to all relevant Departments at the City of Hamilton and outside agencies for commenting.

Please find the enclosed:

- This Cover Letter;
- Minor Variance application with signatures;
- Consent to Sever application with signatures;
- Copy of the cheque (#000396) in the amount of \$7,260.00 to satisfy the Minor Variance (\$3,900.00) and Consent to Sever (\$3,360.00) application fee, made payable to the City of Hamilton;
- Survey Plan;
- Conceptual Consent Sketch, and;
- Planning Rationale dated August 6, 2024.

Should you have any questions or require additional information, please do not hesitate to contact Joe Gravina at 905-574-1993 ext. 204.

Respectfully submitted,

**LANDWISE**



**Joe Gravina, CPT**  
Project Manager



**Katelyn Gillis, BA**  
Senior Planner

Cc: Harmony on Twenty Properties Inc. c/o Nando De Caria



Landwise (formerly T. Johns Consulting Group) has prepared the following Planning Rationale Report in support of the Minor Variance and Consent to Sever applications for 9724 Twenty Road West, Hamilton (subject lands”).

### Description of Subject Lands and Surroundings

The subject lands are located on the north side of Twenty Road West, between Glancaster Road and Garth Street. The subject lands are approximately 0.26ha (0.64ac) in size with approximately 42.68m (140.03ft) of frontage on Twenty Road West and a depth of 60.94m (199.93ft). The subject lands are currently occupied by a 2-storey single-detached dwelling with an attached garage.

Immediately north of the subject lands are future residential lands, specifically Silverbirch Meadows. Single-detached dwellings are found east and west of the subject lands. South of the subject lands are open fields. Residential uses along Twenty Road between Garth Street and Glancaster Road are primarily in the form of single-detached dwellings.

### Planning Status

The Urban Hamilton Official Plan (UHOP) Volume 1 designates the subject lands “Neighbourhoods” on Schedule “E-1”. The “Neighbourhoods” designation permits a range of residential uses, including single-detached dwellings.

The UHOP Volume 2, North-West Glanbrook Secondary Plan designates the subject lands “Low Density Residential 2” on Map B.5.3-1. The subject lands are permitted single detached dwellings, duplex, semi-detached and triplex dwellings with a maximum net residential density permitted is 25 units per hectare (UPH).

The lands are zoned “ER” (Existing Residential) in the former Township of Glanbrook Zoning By-law No. 464, which permits single-detached dwellings.

### Proposed Development

The Minor Variance application is to request relief from the ER Zone’s minimum lot frontage and lot area to create one (1) new lot. The retained and sever lots are proposed to accommodate one (1) single detached dwelling that will meet all other provisions of the ER Zone. The existing dwelling on the subject lands is proposed to be demolished (**refer to the Conceptual Consent Sketch**).

**Nature and Extent of Relief Applied For:**

Two (2) Minor Variances are being sought from the Township of Glanbrook Zoning By-law No. 464 for the retained and severed lots (Part 1 and Part 2, respectively, on the Conceptual Consent Sketch). The requested Minor Variances are as follows:

Township of Glanbrook Zoning By-law No. 464		
	Section	Purpose
1	12.2.a	To allow a minimum lot frontage of 21.0m, whereas a minimum of 22.5m is required.
2	12.2.c	To allow a minimum lot area of 1,300m <sup>2</sup> , whereas a minimum of 1,390m <sup>2</sup> is required.

**Planning Rationale to Support the Variances**

**Overall Conformity to the Urban Hamilton Official Plan**

The Urban Hamilton Official Plan (UHOP) identifies and designates the subject lands Neighbourhoods on Schedule “E” - Urban Structure and on Schedule “E-1” - Urban Land Use Designations. The proposed single detached dwellings are a permitted use within the designation.

Policy F.1.14.3.1 of the Urban Hamilton Official Plan states the following:

“Consents for new lot creation, for both the severed and retained lands, for residential uses in the Neighbourhoods designation shown on Map E-1- Urban Land Use Designation, shall be permitted provided the following conditions are met:

- a) The lots comply with the policies of this Plan, including Secondary Plans, where one exists;
- b) The lots comply with existing Neighbourhood Plans;
- c) The lots are in conformity with the Zoning By-law or a minor variance is approved;
- d) The lots reflect the general scale and character of the established development pattern in the surrounding area by taking into consideration lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview;
- e) The lots are fully serviced by municipal water and wastewater systems and;
- f) The lots have frontage on a public road.”

The requested variances to reduce lot frontage and lot area are in conformity with the existing neighbourhood/lot pattern. The subject lands are fully serviced and front onto a public road (Twenty Road West). Therefore, the proposed development for one (1) newly created lot complies to the Official Plan respecting land division.

In the North-West Glanbrook Secondary Plan within Volume 2 of the UHOP, Policy 5.3.2.3 states:

- “a) Notwithstanding Policy E.3.4.4 of Volume 1, the maximum net residential density on lands designated Low Density Residential 2 shall be 25 units per hectare.”

The proposed development of one (1) single-detached dwelling on the retained and severed lots represent a density of approximately 7.7 units per hectare. An adequate building envelope will be provided and is in keeping with the character of the neighbourhood. Consequently, the proposed severance complies with the North-West Glanbrook Secondary Plan.

Overall, the proposed severance and consequent variances maintains the intentions of the policies within the UHOP.

**VARIANCE 1 To allow a minimum lot frontage of 21.0m, whereas a minimum of 22.5m is required.**

*Why is it not possible to comply with the provision of the by-law?*

The proposed lot frontage of 21.34m is to create two (2) lots with the same width. The existing lot is not large enough to be severed into two (2) parcels without varying the lot frontage for the retained and severed lots.

*Planning Rationale to Support the Variance:*

1. Conformity to the Intent of the Zoning By-law

Lot frontage minimums are used to ensure uniform lot widths that are compatible with the neighborhood lot fabric. Lot frontages along Twenty Road West vary where widths of 20.0m exists. The variance will meet the general intent and purpose of the Zoning By-law since an adequate lot frontage is being provided and associated setbacks will be maintained.

2. Is the Variance Minor and Desirable?

The requested variance to permit a minimum lot frontage of 21.0m is minor in nature since the frontage will be consistent with the surrounding neighbourhood, an adequate building envelope will be provided, and the reduction will not cause adverse impacts to the adjacent properties and is appropriate for the development and use of the subject lands.

**VARIANCE 2 To allow a minimum lot area of 1,300m<sup>2</sup>, whereas a minimum of 1,390m<sup>2</sup> is required.**

*Why is it not possible to comply with the provision of the by-law?*

The existing lot is not large enough to be severed into two (2) parcels without varying the lot area for the retained and severed lots.

*Planning Rationale to Support the Variance:*

1. Conformity to the Intent of the Zoning By-law

The general intent and purpose of the minimum lot area requirement is to ensure that lots are consistent and compatible with the surrounding neighbourhood, have sufficient space for a suitable building envelope with appropriate setbacks, have appropriately sized amenity space, and have sufficient space for parking. The proposed reduction in lot area from 1,390m<sup>2</sup> to 1,300m<sup>2</sup> will meet the general intent of the Zoning By-law since an adequate lot area is being provided that will maintain all other provisions of the ER Zone, such as setbacks and parking requirements.

2. Is the Variance Minor and Desirable?

The requested variance to permit a minimum lot area of 1,300m<sup>2</sup> is minor in nature since the lot area is consistent with the surrounding neighbourhood, an adequate building envelope will be provided, and the reduction will not cause adverse impacts to the adjacent properties. Accordingly, the proposed reduction is appropriate for the development and use of the subject lands.

Conclusion

The proposed severance to create one (1) new lot and two (2) single detached dwellings will be compatible in scale and form to the surrounding area. The variances are minor in nature, desirable for the use of the lands, maintain the general intent of the Official Plan and Zoning By-law, and represent good land use planning.

Respectfully Submitted,  
LANDWISE



Joe Gravina, CPT  
Project Manager



Katelyn Gillis, BA  
Senior Planner



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	MAILING ADDRESS
Purchaser*	Harmony on Twenty Properties Inc. c/o Nando De Caria	[REDACTED]
Registered Owners(s)	Henriqueta and Anthony Guagliano	
Applicant(s)**	Harmony on Twenty Properties Inc. c/o Nando De Caria	
Agent or Solicitor	Landwise (formerly T. Johns Consulting Group) c/o Joe Gravina	

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

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

1.2 Primary contact  Purchaser  Owner  
 Applicant  Agent/Solicitor

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

1.4 Request for digital copy of sign  Yes\*  No

If YES, provide email address where sign is to be sent [REDACTED]

1.5 All correspondence may be sent by email  Yes\*  No

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



1.6 Payment type

- In person  
 Cheque

Credit over phone\*

\*Must provide number above

## 2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	9724 Twenty Road West, Hamilton		
Assessment Roll Number	251890211008000		
Former Municipality	Township of Glanbrook		
Lot	2	Concession	1
Registered Plan Number	62R-19597	Lot(s)	
Reference Plan Number (s)		Part(s)	2, 5

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 type="checkbox"/> creation of a new lot(s)   | <input checked="" 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:

Lands to be transfered to Harmony on Twenty Properties Inc.

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

3.4 Certificate Request for Retained Lands:  Yes\*

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

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

##### 4.1 Description of subject land:

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

	Retained (remainder)	Parcel 1	Parcel 2	Parcel 3*	Parcel 4*
Identified on Sketch as:	Lot 1	Lot 2			
Type of Transfer	N/A				
Frontage	21.34 m	21.34 m			
Depth	60.94 m	60.94 m			
Area	1,300 m <sup>2</sup>	1,300 m <sup>2</sup>			
Existing Use	Residential use	Residential use			
Proposed Use	Residential use	Residential use			
Existing Buildings/ Structures	Single detached dwelling	None			
Proposed Buildings/ Structures	Single detached dwelling	Single detached dwelling			
Buildings/ Structures to be Removed	Existing single detached dwelling	None			

\* Additional fees apply.

##### 4.2 Subject Land Servicing

a) Type of access: (check appropriate box)

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

- right of way  
 other public road  
 \_\_\_\_\_

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

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

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

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

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

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

- electricity     
  telephone     
  school bussing     
  garbage collection

#### 5 CURRENT LAND USE

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

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

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

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

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

Low density residential uses are permitted uses in the City of Hamilton Official Plan.  
Please refer to the submitted Planning Rationale.

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? Existing Residential (ER) Zone

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

N/A

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

Yes  No  Unknown

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

Minor variance application submitted with this consent application for concurrent review.

5.5 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard * Submit Minimum Distance Separation Formulae (MDS) if applicable	<input type="checkbox"/>	
A land fill	<input type="checkbox"/>	
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	
A provincially significant wetland	<input type="checkbox"/>	
A provincially significant wetland within 120 metres	<input type="checkbox"/>	
A flood plain	<input type="checkbox"/>	
An industrial or commercial use, and specify the use(s)	<input 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.

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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.

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6.4 How long has the applicant owned the subject land?

N/A

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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.

Silverbirch Meadows (9724, 9714, 9704 and 9654 Twenty Road West).

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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)

The proposed consent is consistent with Policy Statements in that the subject lands are location on an urban area and outside of the Greenbelt Plan and Niagara Escarpment lands.

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

Yes       No      (Provide explanation)

The proposed consent is consistent with Policy Statements in that the development will provide residential intensification on existing urbanized lands with existing municipal services.

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

Yes       No      (Provide explanation)

Yes; the proposed development will contribute to the housing supply on existing urban lands.

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

Yes       No      (Provide explanation)

Not applicable.

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

Yes  No (Provide explanation)

Not applicable.

7.6 Are the subject lands subject to the Greenbelt Plan?

Yes  No (Provide explanation)

Not applicable.

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

Yes  No (Provide explanation)

Not applicable.

## 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):
---------------	------------------------------

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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